

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2005 Assessment Roll

**Area Name / Number:** East Shoreline / West Lake Forest / 3

**Previous Physical Inspection:** 2000

**Improved Sales:**

Number of Sales: 603

Range of Sale Dates: 1/2003 - 12/2004

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2004 Value</b>	\$112,300	\$154,300	\$266,600	\$289,600	92.1%	10.35%
<b>2005 Value</b>	\$119,300	\$167,200	\$286,500	\$289,600	98.9%	10.16%
<b>Change</b>	+\$7,000	+\$12,900	+\$19,900		+6.8%	-0.19%
<b>% Change</b>	+6.2%	+8.4%	+7.5%		+7.4%	-1.84%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.19 % and -1.84% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2004 Value</b>	\$121,700	\$155,100	\$276,800
<b>2005 Value</b>	\$128,700	\$167,900	\$296,600
<b>Percent Change</b>	+5.8%	+8.3%	+7.2%

Number of one to three unit residences in the Population: 5861

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with a fair Lake Washington view or located in Neighborhood 2 of Sub Area 7 were at a higher assessment ratio (Assessed Value / Sale Price) than other properties and needed less of an upward adjustment. Properties located on Lake Washington waterfront had at a much higher assessment ratio than other properties and needed a downward adjustment.

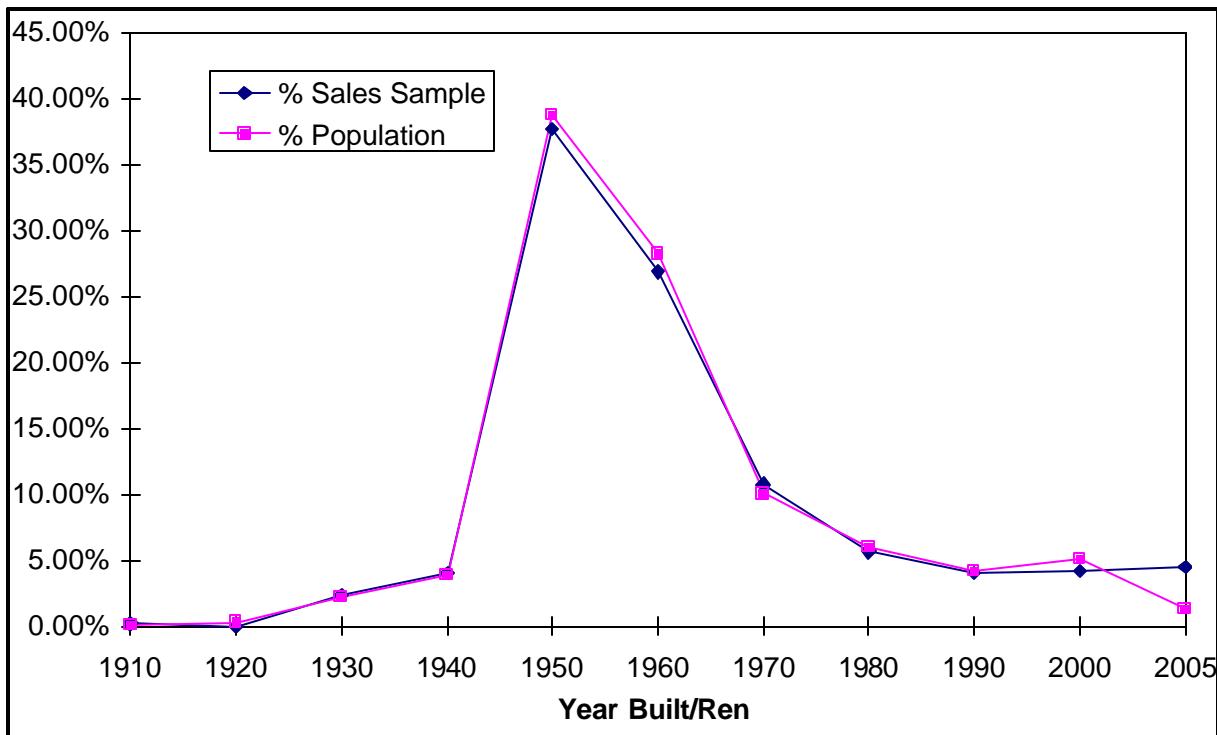
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.17%
1920	0	0.00%
1930	14	2.32%
1940	24	3.98%
1950	227	37.65%
1960	162	26.87%
1970	65	10.78%
1980	34	5.64%
1990	24	3.98%
2000	25	4.15%
2005	27	4.48%
	603	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	5	0.09%
1920	17	0.29%
1930	129	2.20%
1940	228	3.89%
1950	2271	38.75%
1960	1653	28.20%
1970	588	10.03%
1980	349	5.95%
1990	244	4.16%
2000	300	5.12%
2005	77	1.31%
	5861	



Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

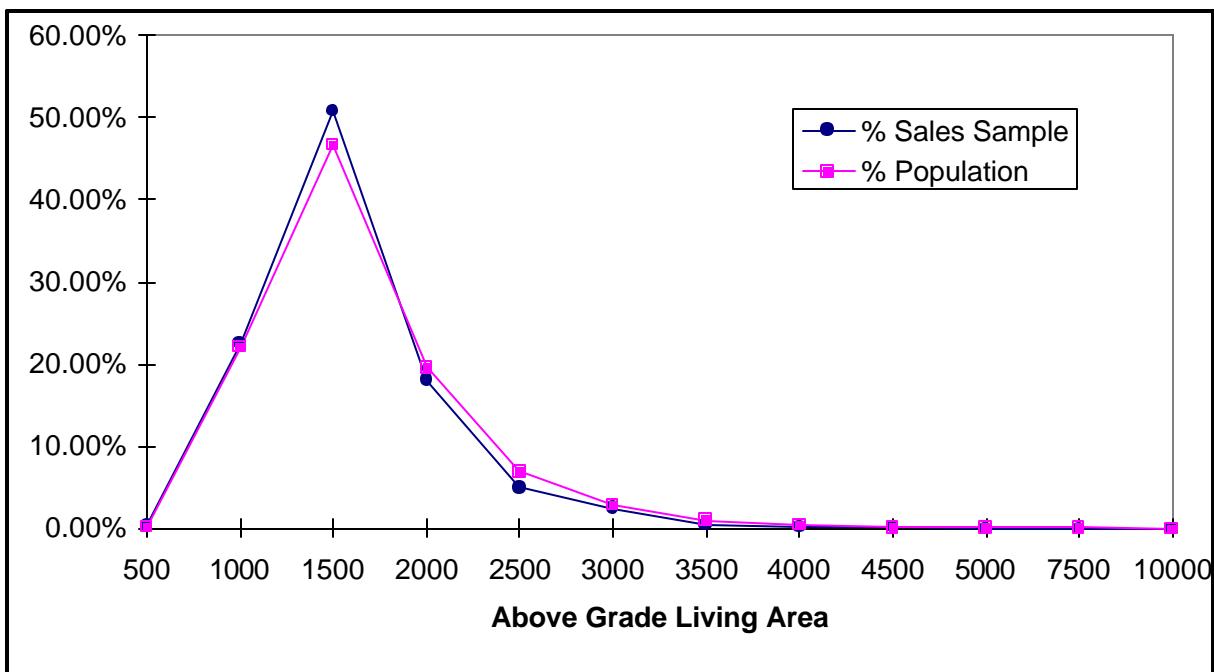
### **Sales Sample Representation of Population - Above Grade Living Area**

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	2	0.33%
1000	136	22.55%
1500	306	50.75%
2000	109	18.08%
2500	30	4.98%
3000	15	2.49%
3500	3	0.50%
4000	1	0.17%
4500	1	0.17%
5000	0	0.00%
7500	0	0.00%
10000	0	0.00%
	603	

**Population**

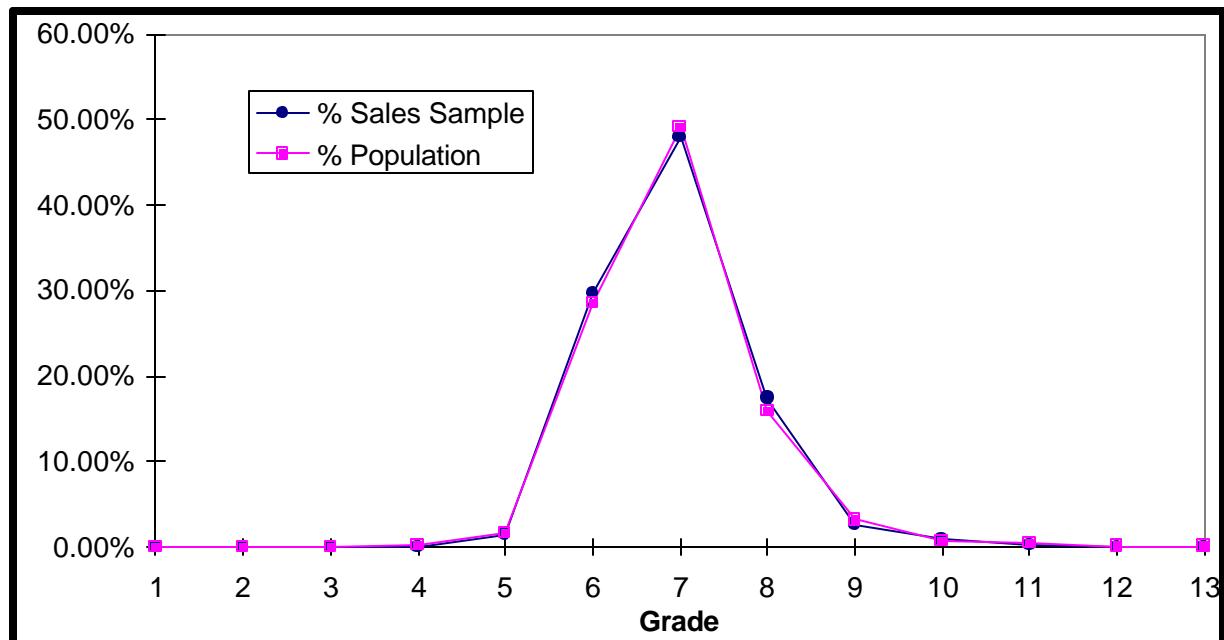
AGLA	Frequency	% Population
500	10	0.17%
1000	1294	22.08%
1500	2737	46.70%
2000	1147	19.57%
2500	406	6.93%
3000	170	2.90%
3500	57	0.97%
4000	22	0.38%
4500	6	0.10%
5000	5	0.09%
7500	6	0.10%
10000	1	0.02%
	5861	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

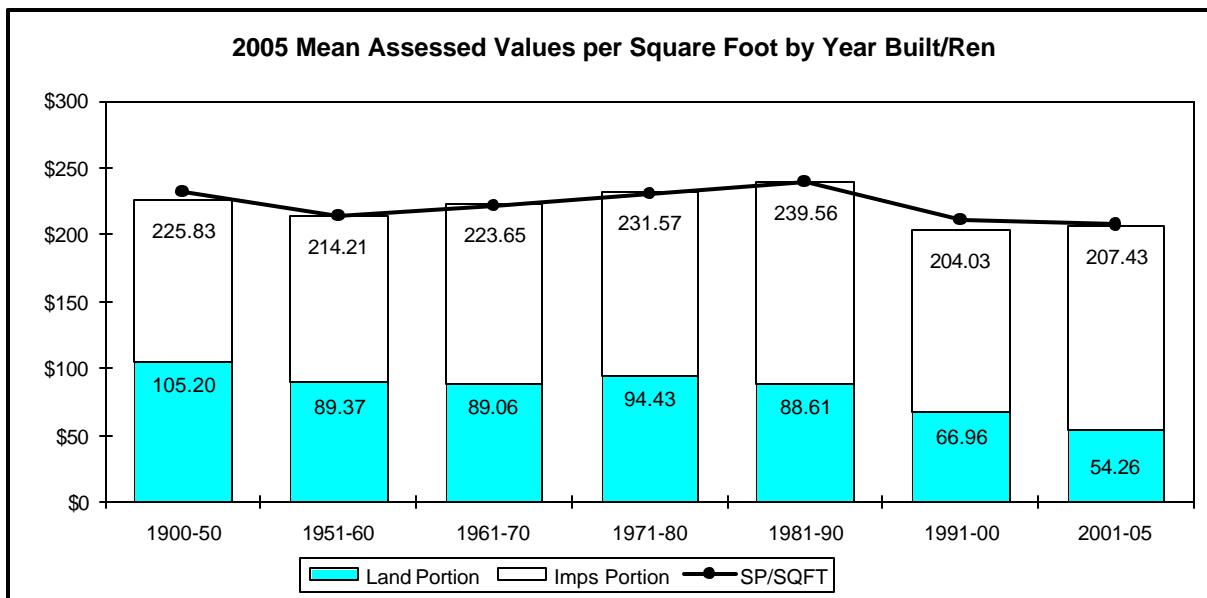
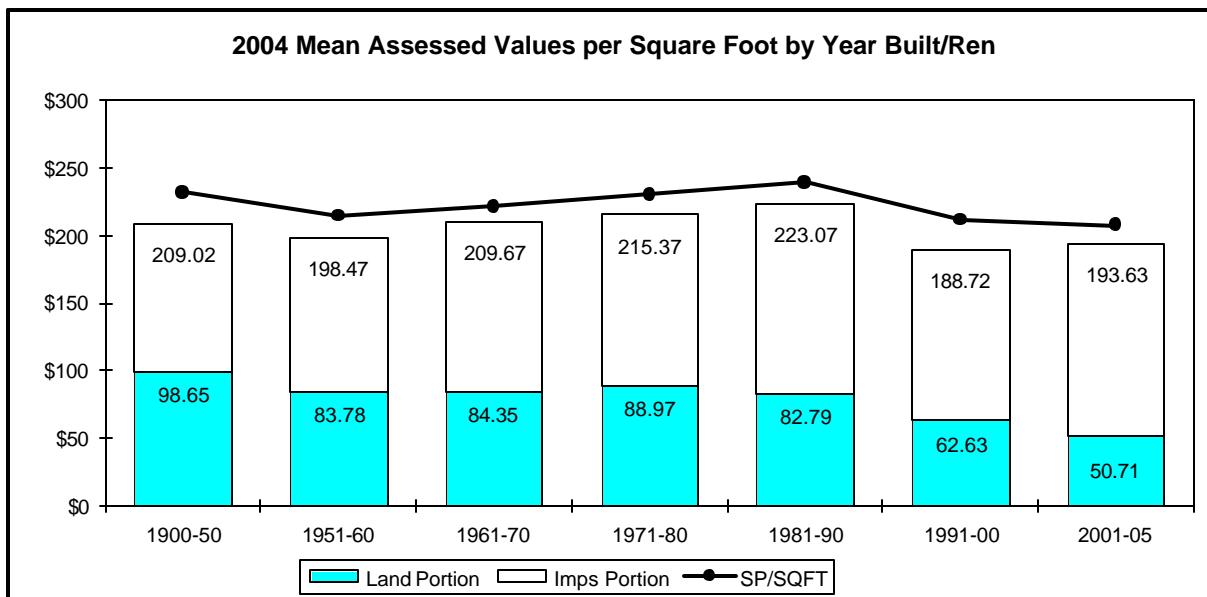
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	15	0.26%
5	9	1.49%	5	98	1.67%
6	179	29.68%	6	1676	28.60%
7	289	47.93%	7	2884	49.21%
8	105	17.41%	8	930	15.87%
9	15	2.49%	9	186	3.17%
10	5	0.83%	10	40	0.68%
11	1	0.17%	11	26	0.44%
12	0	0.00%	12	3	0.05%
13	0	0.00%	13	2	0.03%
	603			5861	



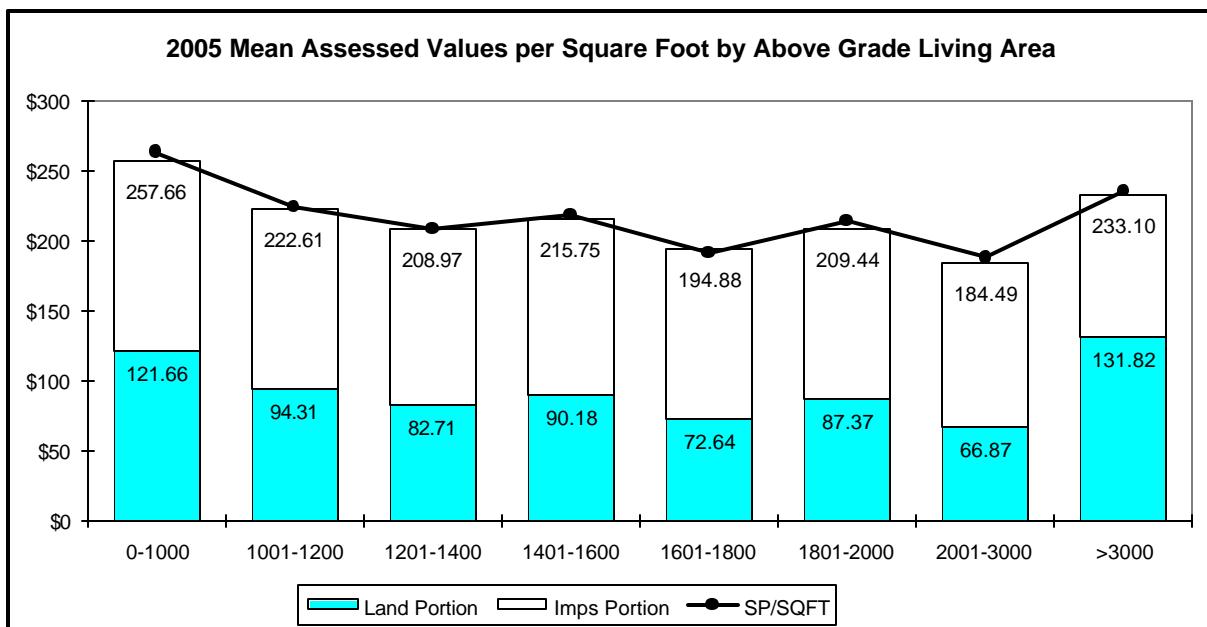
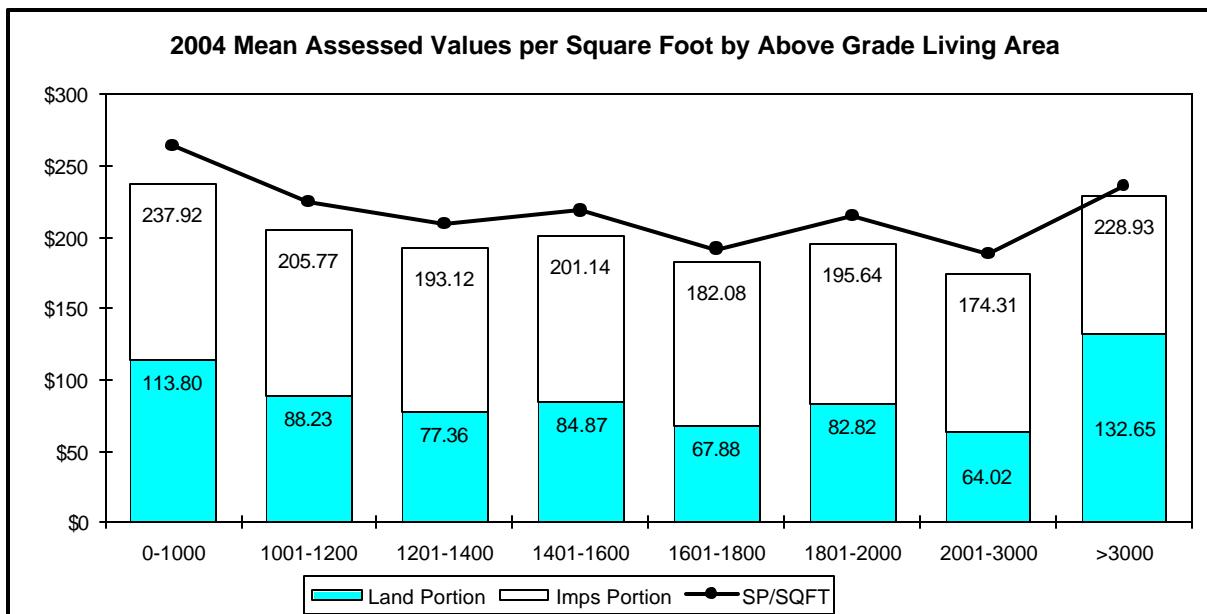
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Year Built / Renovated***



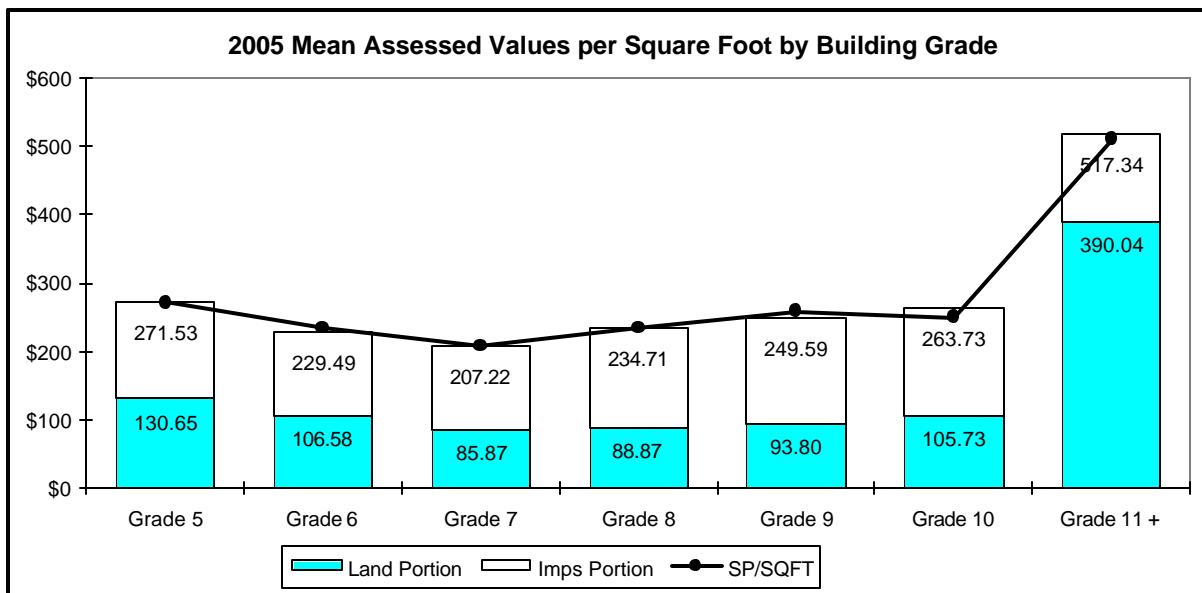
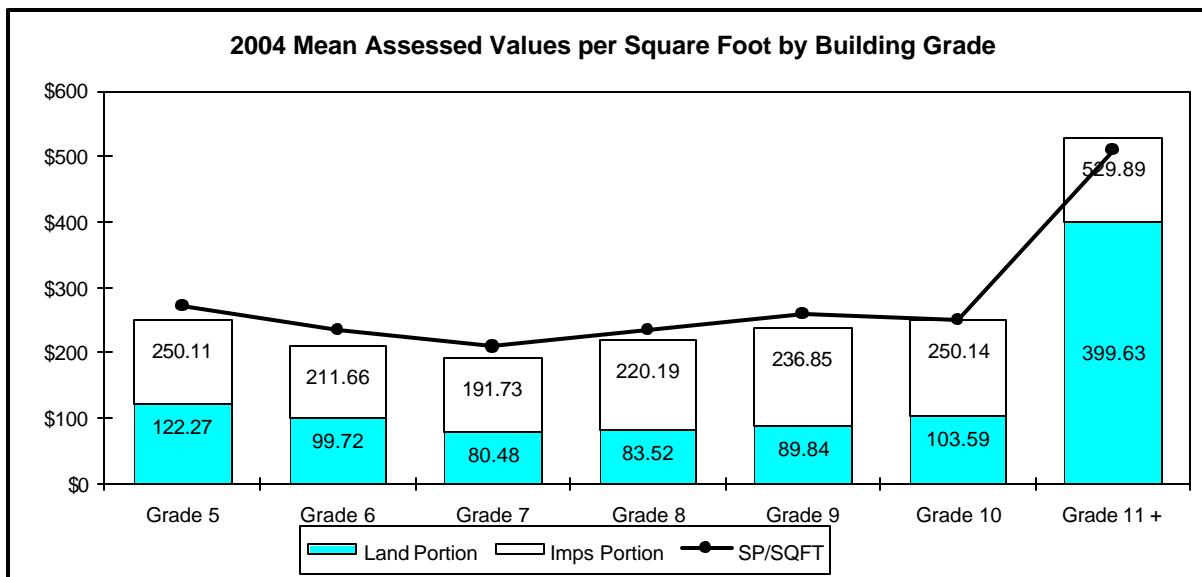
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Above Grade Living Area***

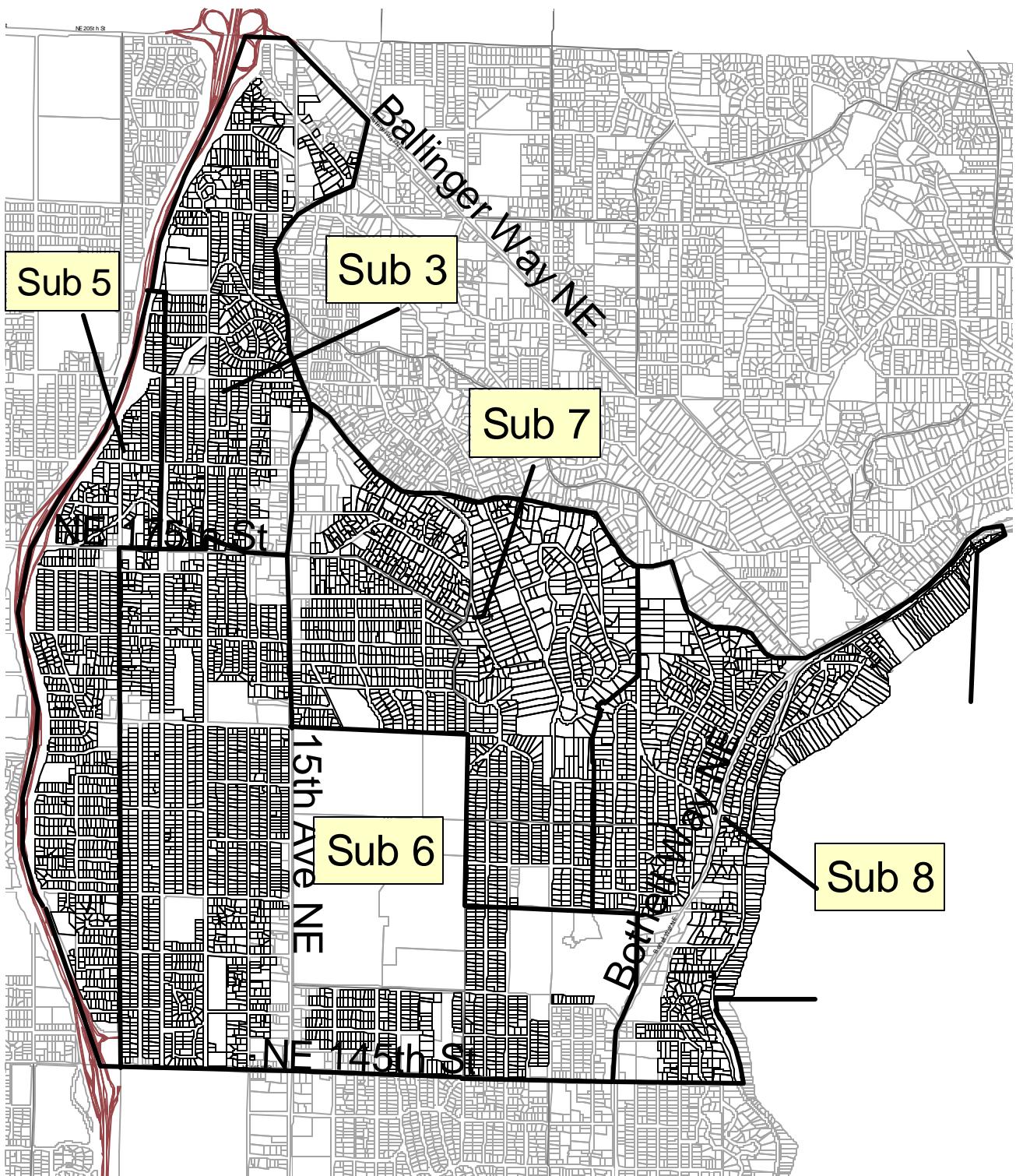


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Building Grade***

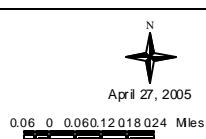


These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



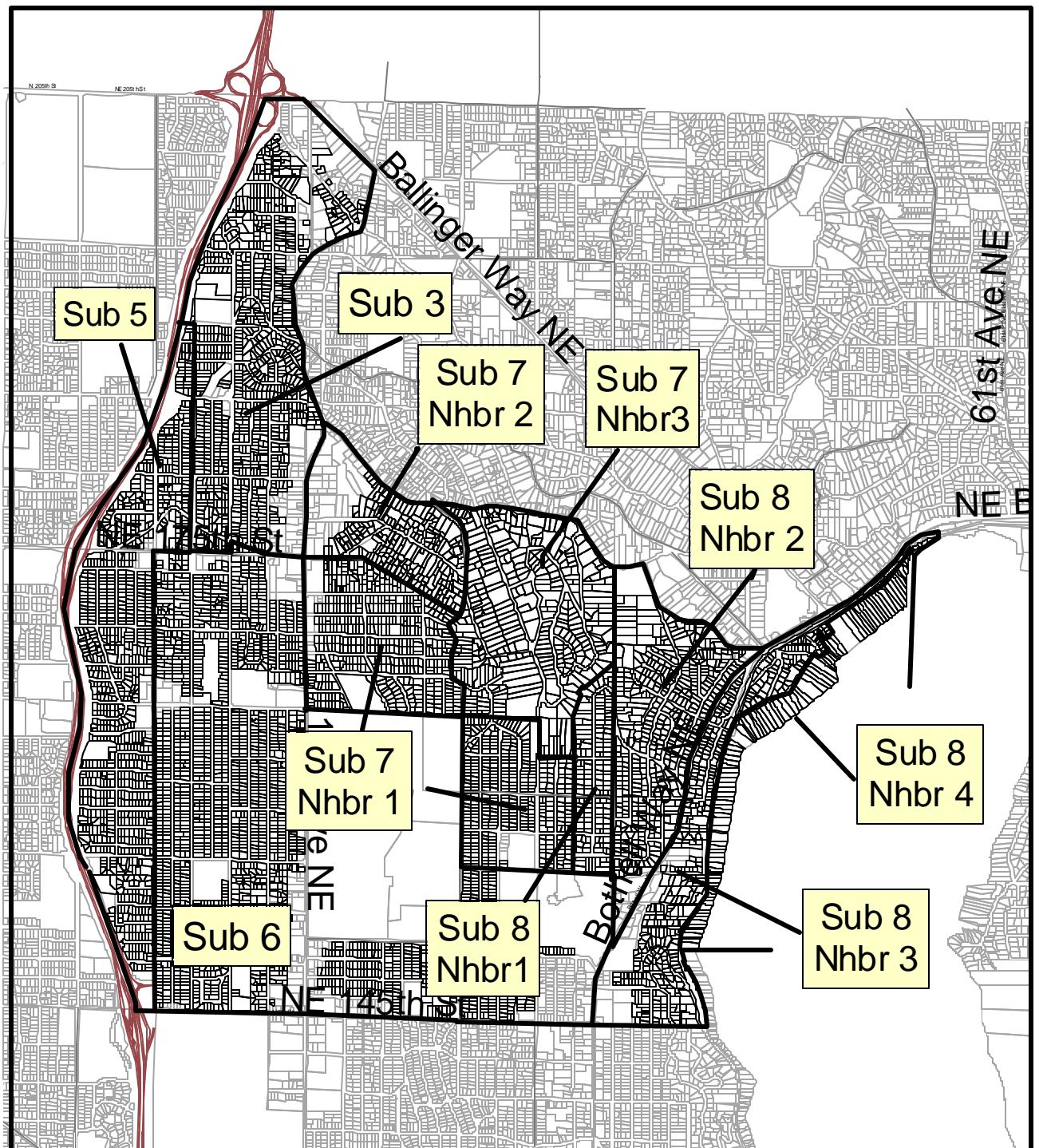
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King County  
Department of Assessments

## Area 3 Sub Areas



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or fitness for a particular purpose. King County shall not be liable for any general, special, indirect, incidental, consequential damage(s) including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

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N  
May 9, 2005  
0.08 0 0.08 0.16 0.24 0.32 Miles

King County  
Department of Assessments

**Area 3**  
*Neighborhoods*

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

There were not enough vacant non-waterfront land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sale sample a market adjustment for upland values was derived. The formula is:

**If Non-Waterfront property then 2005 Land Value = 2004 Land Value x 1.075, with the result rounded down to the next \$1,000.**

There were no vacant waterfront land sales to derive a market adjustment. The waterfront land adjustment was derived using the overall adjustment model as developed using multiple regression ((0.9194341)+(0.1042321 if located on Lake Washington waterfront) = 1.0236662).

**If Waterfront property then 2005 land Value = 2004 Land Value / 1.0236662, with the results rounded down to the next \$1,000.**

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

### ***Improved Parcel Update (continued)***

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 603 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with a fair Lake Washington view or located in Neighborhood 2 of Sub Area 7 were at a higher assessment ratio (Assessed Value / Sale Price) than other properties and needed less of an upward adjustment. Properties located on Lake Washington waterfront had at a much higher assessment ratio than other properties and needed a downward adjustment.

The derived adjustment formula is:

$$\begin{aligned} \text{2005 Total Value} = & \text{ 2004 Total Value} / (0.9194341) + (0.0700018 \text{ if has Fair Lake} \\ & \text{Washington View}) + (.05953336 \text{ if located in Sub Area 7 Neighborhood 2}) + (0.1042321 \text{ if} \\ & \text{located on Lake Washington waterfront}) \end{aligned}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \* If multiple houses exist on a non-waterfront parcel, the total % change indicated by the sales sample is used to arrive at new total value (Previous Total Value \* 1.075 – New Land Value = New Improvement Value).
  - \* If multiple houses exist on a waterfront parcel, apply the EMV model (New Total Value – New Land Value = New Building Value).
  - \* If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \* If “accessory improvements only”, the total % change as indicated by the sales sample is used to arrive at a new total value. (Previous Total Value \* 1.075 – New Land Value = New Improvement Value).
  - \* If vacant parcels (no improvement value) only the land adjustment applies.
  - \* If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \* If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \* If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \* If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \* If residential properties exist on commercially zoned land, there is no change from previous value. (2005 total value = 2004 total value)

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the total % change indicated by the sales sample. The resulting total value is calculated as follows:

**New Improvement Value = Total Previous Value \* 1.075 – New Land Value, with results rounded down to the next \$1,000**

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 3 Annual Update Model Adjustments

**2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

8.76%

Fair Lake	Yes
Washington	Yes
% Adjustment	-7.69%
Waterfront	Yes
% Adjustment	-11.07%
Subarea 7	Yes
Neighborhood 2	Yes
% Adjustment	-6.61%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a waterfront parcel would *approximately* receive a 2.31% downward adjustment (8.76% - 11.07%). There are 105 waterfront properties in the population of which 6 have sold.

91.8% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

### Area 3 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	9	0.923	1.002	8.6%	0.909	1.094
6	179	0.901	0.977	8.5%	0.961	0.993
7	289	0.917	0.991	8.1%	0.980	1.002
8	105	0.939	0.999	6.4%	0.979	1.020
9	15	0.909	0.960	5.6%	0.895	1.024
10	5	0.982	1.030	5.0%	0.897	1.164
11	1	1.039	1.014	-2.4%	N/A	N/A
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<1941	39	0.918	0.982	7.0%	0.944	1.021
1941-1950	227	0.903	0.975	8.0%	0.962	0.988
1951-1960	162	0.925	0.997	7.8%	0.981	1.013
1961-1970	65	0.953	1.012	6.2%	0.988	1.035
1971-1980	34	0.941	1.006	6.9%	0.979	1.033
1981-1990	24	0.924	0.995	7.7%	0.949	1.040
1991-2000	25	0.887	0.959	8.1%	0.926	0.992
>2000	27	0.930	0.993	6.7%	0.951	1.036
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	496	0.925	0.995	7.5%	0.986	1.004
Good	92	0.910	0.973	7.0%	0.954	0.993
Very Good	15	0.856	0.925	8.1%	0.868	0.982
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	475	0.920	0.991	7.7%	0.982	1.000
1.5	76	0.920	0.991	7.7%	0.966	1.016
2	52	0.922	0.975	5.7%	0.948	1.002

## Area 3 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<801	50	0.918	0.995	8.3%	0.963	1.027
801-1000	88	0.892	0.966	8.3%	0.945	0.988
1001-1200	147	0.915	0.990	8.2%	0.973	1.007
1201-1400	115	0.924	1.000	8.2%	0.983	1.018
1401-1600	78	0.920	0.987	7.2%	0.963	1.011
1601-1800	47	0.949	1.016	7.0%	0.987	1.045
1801-2000	28	0.910	0.974	7.0%	0.938	1.009
2001-2500	30	0.911	0.974	6.9%	0.945	1.003
>2500	20	0.958	0.991	3.4%	0.938	1.044
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	546	0.913	0.989	8.3%	0.980	0.997
Yes	57	0.955	0.992	3.9%	0.964	1.021
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	597	0.916	0.989	7.9%	0.981	0.997
Yes	6	1.026	1.002	-2.4%	0.975	1.028
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
3	95	0.924	1.003	8.6%	0.985	1.022
5	86	0.929	1.008	8.6%	0.989	1.027
6	212	0.903	0.980	8.5%	0.966	0.994
7	118	0.914	0.980	7.2%	0.962	0.998
8	92	0.942	0.991	5.3%	0.967	1.015
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
3000-5000	7	0.923	1.002	8.5%	0.839	1.165
5001-8000	213	0.922	0.990	7.3%	0.977	1.004
8001-12000	318	0.919	0.989	7.6%	0.978	1.001
12001-16000	47	0.926	0.996	7.6%	0.966	1.027
>16000	18	0.904	0.962	6.3%	0.923	1.000

### Area 3 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

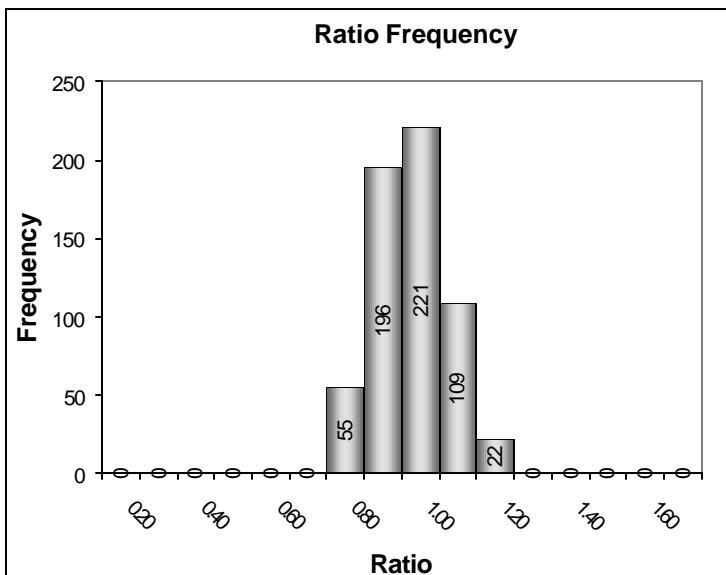
It is difficult to draw valid conclusions when the sales count is low.

Lake Washington Fair view	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	582	0.917	0.989	7.8%	0.981	0.997
Yes	21	0.981	0.990	0.9%	0.942	1.039
Sub Area 7 Neighborhood 2	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	583	0.919	0.989	7.7%	0.981	0.998
Yes	20	0.968	0.988	2.0%	0.945	1.030

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> NW / Team 2	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 5/12/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>East Shoreline / West Lake Forest Park</b>	<b>Appr ID:</b> JSAN	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 603 <b>Mean Assessed Value</b> 266,600 <b>Mean Sales Price</b> 289,600 <b>Standard Deviation AV</b> 119,419 <b>Standard Deviation SP</b> 123,704			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.925 <b>Median Ratio</b> 0.920 <b>Weighted Mean Ratio</b> 0.921			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.704 <b>Highest ratio:</b> 1.179 <b>Coefficient of Dispersion</b> 8.39% <b>Standard Deviation</b> 0.096 <b>Coefficient of Variation</b> 10.35% <b>Price Related Differential (PRD)</b> 1.005			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.909 Upper limit 0.929 <b>95% Confidence: Mean</b> Lower limit 0.917 Upper limit 0.933			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 5861 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.096 <b>Recommended minimum:</b> 15 <b>Actual sample size:</b> 603 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 316 # ratios above mean: 287 Z: 1.181 <b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



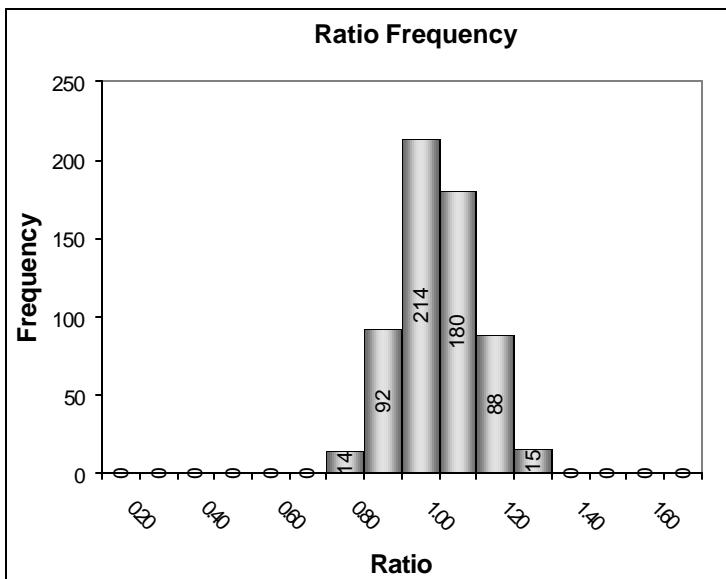
**COMMENTS:**

1 to 3 Unit Residences throughout area 3

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> NW / Team 2	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 5/12/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>East Shoreline / West Lake Forest Park</b>	<b>Appr ID:</b> JSAN	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 603 <b>Mean Assessed Value</b> 286,500 <b>Mean Sales Price</b> 289,600 <b>Standard Deviation AV</b> 119,514 <b>Standard Deviation SP</b> 123,704			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.998 <b>Median Ratio</b> 0.995 <b>Weighted Mean Ratio</b> 0.989			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.765 <b>Highest ratio:</b> 1.279 <b>Coefficient of Dispersion</b> 8.16% <b>Standard Deviation</b> 0.101 <b>Coefficient of Variation</b> 10.16% <b>Price Related Differential (PRD)</b> 1.009			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.982 Upper limit 1.004 <b>95% Confidence: Mean</b> Lower limit 0.990 Upper limit 1.006			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 5861 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.101 <b>Recommended minimum:</b> 16 <b>Actual sample size:</b> 603 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 314 # ratios above mean: 289 Z: 1.018 <b>Conclusion:</b> <b>Normal*</b> <i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 3

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 – 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 3**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	397170	1455	4/24/03	\$179,950	590	290	5	1945	4	7750	No	No	19218 12 <sup>TH</sup> AV NE
3	616390	0270	4/9/03	\$187,000	720	0	6	1950	3	6000	No	No	18310 10 <sup>TH</sup> AV NE
3	616390	0202	7/28/04	\$227,500	760	0	6	1947	5	5462	No	No	18004 9 <sup>TH</sup> AV NE
3	616390	0190	3/25/03	\$178,950	760	0	6	1947	3	5462	No	No	18022 9 <sup>TH</sup> AV NE
3	397230	0060	2/12/04	\$180,000	780	0	6	1939	3	8430	No	No	1040 NE PERKINS WY
3	616390	0121	6/26/03	\$206,150	790	0	6	1947	3	7600	No	No	18342 9 <sup>TH</sup> AV NE
3	616390	0360	12/20/04	\$222,500	830	0	6	1947	3	14232	No	No	18121 12 <sup>TH</sup> AV NE
3	397170	1415	12/22/04	\$277,000	840	240	6	1926	3	7750	No	No	19040 12 <sup>TH</sup> AV NE
3	616390	0260	1/28/03	\$187,000	840	0	6	1951	3	7051	No	No	18214 10 <sup>TH</sup> AV NE
3	398530	0356	9/18/03	\$198,950	850	0	6	1949	3	6000	No	No	19243 12 <sup>TH</sup> AV NE
3	741770	0191	1/13/03	\$218,400	860	0	6	1949	3	7225	No	No	19609 19 <sup>TH</sup> AV NE
3	741710	0022	3/25/03	\$215,000	910	0	6	1938	3	9241	No	No	19921 FOREST PARK DR NE
3	397230	0261	11/10/03	\$210,000	920	0	6	1949	3	6717	No	No	1139 NE PERKINS WY
3	323510	0110	6/30/04	\$224,000	940	0	6	1948	3	7913	No	No	811 NE 189 <sup>TH</sup> ST
3	323510	0120	10/13/04	\$214,000	940	0	6	1948	3	7908	No	No	823 NE 189 <sup>TH</sup> ST
3	323510	0125	3/17/04	\$208,000	940	0	6	1948	3	7906	No	No	829 NE 189 <sup>TH</sup> ST
3	255530	0090	10/14/03	\$199,500	940	0	6	1950	3	5996	No	No	1011 NE 188 <sup>TH</sup> ST
3	616390	0950	9/20/04	\$200,000	980	0	6	1938	3	8320	No	No	17549 12 <sup>TH</sup> AV NE
3	616390	0811	11/8/04	\$277,350	1000	460	6	1952	3	7536	No	No	1010 NE SERPENTINE PL
3	616390	0141	6/21/03	\$215,250	1010	0	6	1947	3	9509	No	No	18317 10 <sup>TH</sup> AV NE
3	616390	0053	6/7/04	\$219,000	1010	0	6	1947	3	9352	No	No	18060 8 <sup>TH</sup> AV NE
3	616390	0162	11/15/04	\$207,400	1010	0	6	1947	3	9490	No	No	18201 10 <sup>TH</sup> AV NE
3	323510	0045	11/25/03	\$199,000	1010	0	6	1948	3	7895	No	No	851 NE 190 <sup>TH</sup> ST
3	616390	0970	6/24/03	\$195,800	1040	0	6	1943	4	8000	No	No	1102 NE SERPENTINE PL
3	616390	0062	10/20/04	\$222,550	1050	0	6	1947	4	7462	No	No	18303 9 <sup>TH</sup> AV NE
3	616390	0030	5/14/03	\$195,000	1060	0	6	1947	4	9334	No	No	18030 8 <sup>TH</sup> AV NE
3	397290	0735	12/8/03	\$181,000	1070	0	6	1956	3	9331	No	No	18503 15 <sup>TH</sup> AV NE
3	616390	0181	8/5/04	\$226,500	1080	0	6	1947	3	7545	No	No	18028 9 <sup>TH</sup> AV NE
3	616390	0072	8/19/04	\$190,000	1080	0	6	1947	3	7471	No	No	18319 9 <sup>TH</sup> AV NE
3	092710	0318	8/20/03	\$203,500	1120	0	6	1947	3	6600	No	No	17503 10 <sup>TH</sup> AV NE

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**Area 3**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	397230	0110	5/28/04	\$247,000	1140	0	6	1948	5	8977	No	No	19216 11 <sup>TH</sup> AV NE
3	397170	1105	11/20/03	\$211,000	1150	0	6	1928	3	7200	No	No	19513 14 <sup>TH</sup> AV NE
3	616390	0193	9/9/03	\$219,950	1320	0	6	1949	3	7424	No	No	18023 10 <sup>TH</sup> AV NE
3	323510	0295	7/1/03	\$226,000	1630	0	6	1948	3	13384	No	No	18525 10 <sup>TH</sup> AV NE
3	397170	1380	4/15/04	\$227,000	770	770	7	1984	3	12070	No	No	19004 12 <sup>TH</sup> AV NE
3	398530	0145	11/1/04	\$240,819	860	450	7	1982	3	9127	No	No	20141 FOREST PARK DR NE
3	616390	0821	8/4/04	\$235,000	910	0	7	1953	3	8454	No	No	17548 10 <sup>TH</sup> AV NE
3	255590	0330	9/30/04	\$275,000	920	910	7	1951	4	10281	No	No	1244 NE 188 <sup>TH</sup> ST
3	255590	0140	4/22/04	\$247,000	950	0	7	1951	3	9605	No	No	1241 NE 188 <sup>TH</sup> ST
3	613690	0005	12/7/04	\$320,000	990	790	7	1952	4	8027	No	No	17749 11 <sup>TH</sup> AV NE
3	549070	0025	8/20/03	\$215,000	1000	0	7	1956	3	6552	No	No	833 NE 195 <sup>TH</sup> ST
3	255590	0020	6/21/04	\$269,950	1020	0	7	1951	3	7200	No	No	1137 NE 187 <sup>TH</sup> ST
3	398530	0352	6/17/04	\$264,898	1030	840	7	1980	3	10122	No	No	19243 11 <sup>TH</sup> AV NE
3	549070	0095	6/14/04	\$217,500	1030	0	7	1956	3	6645	No	No	831 NE 194 <sup>TH</sup> ST
3	613690	0010	4/22/04	\$274,500	1040	910	7	1952	3	7750	No	No	17745 11 <sup>TH</sup> AV NE
3	397230	0140	2/26/03	\$235,950	1050	0	7	1984	3	8972	No	No	19211 12 <sup>TH</sup> AV NE
3	616390	0430	7/9/04	\$245,500	1060	0	7	1950	3	6900	No	No	18032 12 <sup>TH</sup> AV NE
3	616390	0023	2/24/03	\$207,500	1060	0	7	1947	4	7411	No	No	18025 9 <sup>TH</sup> AV NE
3	397170	1035	2/19/04	\$204,000	1060	0	7	1970	3	7500	No	No	19706 12 <sup>TH</sup> AV NE
3	397170	0660	5/22/03	\$229,950	1090	0	7	1942	3	8700	No	No	1126 NE 198 <sup>TH</sup> ST
3	616390	0892	7/27/04	\$265,000	1100	0	7	1954	3	8320	No	No	1109 NE 180 <sup>TH</sup> ST
3	255590	0390	11/22/04	\$252,000	1100	480	7	1978	3	13260	No	No	1425 NE 190 <sup>TH</sup> ST
3	397170	1001	8/9/04	\$267,000	1140	530	7	1979	3	10174	No	No	1116 NE 195 <sup>TH</sup> CT
3	255590	0240	6/23/03	\$223,000	1150	0	7	1951	3	7200	No	No	18709 12 <sup>TH</sup> AV NE
3	858330	0025	9/8/03	\$262,500	1220	670	7	1956	3	7800	No	No	1132 NE 185 <sup>TH</sup> ST
3	092710	0439	11/19/04	\$232,950	1230	0	7	1904	3	12412	No	No	836 NE SERPENTINE PL
3	397170	0220	11/21/03	\$267,000	1230	500	7	1979	3	11013	No	No	1114 NE 200 <sup>TH</sup> ST
3	092710	0476	8/13/04	\$235,000	1250	0	7	1962	3	7680	No	No	819 NE 180 <sup>TH</sup> ST
3	255590	0295	4/24/03	\$245,000	1250	1060	7	1961	3	10160	No	No	1201 NE PERKINS WY
3	616390	0315	8/27/03	\$298,699	1280	660	7	1978	3	7703	No	No	18429 12 <sup>TH</sup> AV NE
3	616390	0861	10/23/03	\$227,000	1280	0	7	1953	3	8704	No	No	17810 10 <sup>TH</sup> AV NE

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	255590	0120	5/6/04	\$249,950	1290	0	7	1954	3	7590	No	No	1215 NE 188 <sup>TH</sup> ST
3	397170	0515	7/29/04	\$252,850	1320	0	7	1955	3	12778	No	No	1212 NE BALLINGER PL
3	255590	0315	11/5/04	\$210,000	1320	0	7	1954	3	5833	No	No	1229 NE PERKINS WY
3	397170	1115	10/15/03	\$285,000	1330	400	7	1991	3	8750	No	No	19517 14 <sup>TH</sup> AV NE
3	616390	0414	8/20/04	\$277,000	1340	0	7	1952	3	7651	No	No	1228 NE 180 <sup>TH</sup> ST
3	255590	0220	10/10/03	\$229,000	1340	0	7	1951	3	9270	No	No	18747 12 <sup>TH</sup> AV NE
3	092710	0447	7/29/03	\$280,000	1350	0	7	1949	3	16400	No	No	802 NE SERPENTINE PL
3	397170	1103	4/22/04	\$324,000	1350	820	7	1997	3	10257	No	No	19509 14 <sup>TH</sup> AV NE
3	566510	0015	11/14/03	\$255,000	1370	0	7	1954	4	6263	No	No	1248 NE 184 <sup>TH</sup> PL
3	255590	0045	5/28/03	\$284,000	1380	1340	7	1957	4	10360	No	No	1045 NE 187 <sup>TH</sup> ST
3	397170	0685	3/13/03	\$249,950	1390	760	7	1959	3	14379	No	No	1102 NE 198 <sup>TH</sup> ST
3	616390	0250	11/5/03	\$244,500	1410	0	7	1951	5	6851	No	No	18208 10 <sup>TH</sup> AV NE
3	616390	0850	4/15/03	\$235,500	1410	0	7	1955	4	9042	No	No	17714 10 <sup>TH</sup> AV NE
3	397170	1475	11/17/03	\$310,500	1480	840	7	1987	3	9724	No	No	19238 12 <sup>TH</sup> AV NE
3	616390	0370	12/17/03	\$238,950	1540	250	7	1940	4	8895	No	No	18115 12 <sup>TH</sup> AV NE
3	030800	0070	3/31/04	\$250,000	1590	0	7	1949	3	5765	No	No	20101 12 <sup>TH</sup> AV NE
3	616390	0973	6/20/03	\$273,999	1620	0	7	1954	3	8250	No	No	17507 12 <sup>TH</sup> AV NE
3	741770	0180	6/3/03	\$245,000	1650	0	7	1979	4	5050	No	No	19604 FOREST PARK DR NE
3	566510	0050	1/28/03	\$237,000	1650	0	7	1954	4	7958	No	No	1233 NE 184 <sup>TH</sup> PL
3	398530	0365	9/4/03	\$295,000	1660	700	7	1955	3	7786	No	No	1103 NE 195 <sup>TH</sup> ST
3	616390	0361	3/13/03	\$216,000	1750	0	7	1953	3	7561	No	No	18200 11 <sup>TH</sup> AV NE
3	616390	0071	2/6/04	\$245,000	1840	0	7	1947	5	9369	No	No	18300 8 <sup>TH</sup> AV NE
3	549070	0035	8/21/03	\$254,950	1870	0	7	1956	3	7220	No	No	849 NE 195 <sup>TH</sup> ST
3	397230	0090	5/19/04	\$360,000	1910	250	7	1939	4	13540	No	No	1114 NE PERKINS WY
3	397170	0631	4/1/04	\$265,000	2220	0	7	1979	3	7571	No	No	1230 NE 198 <sup>TH</sup> ST
3	616390	0421	8/19/03	\$274,000	2240	0	7	1988	3	9611	No	No	18026 12 <sup>TH</sup> AV NE
3	255430	0040	10/15/03	\$303,333	1310	1310	8	1965	3	7870	No	No	18907 11 <sup>TH</sup> AV NE
3	255590	0385	9/20/04	\$243,400	1350	0	8	1979	3	6430	No	No	1416 NE PERKINS WY
3	397170	0597	1/14/03	\$250,000	1600	0	8	1983	3	13100	No	No	1201 NE BALLINGER PL
3	255590	0301	2/9/04	\$305,000	1770	1250	8	1969	3	9470	No	No	1212 NE 188 <sup>TH</sup> ST
3	780530	0020	1/27/04	\$285,000	1840	0	8	1954	3	15600	No	No	19605 10 <sup>TH</sup> AV NE

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**Area 3**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	092710	0470	5/11/04	\$279,950	1970	0	8	1969	3	8424	No	No	824 NE 179 <sup>TH</sup> ST
3	052604	9063	8/11/04	\$350,000	2190	0	9	2002	3	7384	No	No	19011 8 <sup>TH</sup> AV NE
3	398530	0261	6/18/03	\$476,000	2420	1090	9	1999	3	21897	No	No	20035 12 <sup>TH</sup> AV NE
5	092710	0011	7/13/04	\$235,000	740	0	5	2003	3	6130	No	No	721 NE 185 <sup>TH</sup> ST
5	263450	0095	10/5/04	\$236,000	740	0	6	1949	3	7975	No	No	356 NE 152 <sup>ND</sup> ST
5	504730	0035	9/19/03	\$189,950	770	0	6	1951	3	7800	No	No	318 NE 157 <sup>TH</sup> ST
5	730530	0710	5/13/03	\$186,500	770	0	6	1948	3	8408	No	No	17210 4 <sup>TH</sup> AV NE
5	730590	0080	10/24/03	\$195,000	800	0	6	1949	3	11115	No	No	343 NE 170 <sup>TH</sup> ST
5	572750	0178	4/7/04	\$221,000	880	0	6	1954	3	7089	No	No	16756 3 <sup>RD</sup> AV NE
5	730530	0045	10/18/04	\$269,500	910	650	6	1948	3	7552	No	No	222 NE 174 <sup>TH</sup> ST
5	730530	0470	8/16/04	\$258,000	910	360	6	1948	3	8409	No	No	17053 3 <sup>RD</sup> AV NE
5	730590	0020	4/25/03	\$216,000	920	0	6	1949	3	8343	No	No	16739 5 <sup>TH</sup> AV NE
5	261070	0055	4/16/04	\$244,000	960	0	6	1948	3	7750	No	No	359 NE 158 <sup>TH</sup> ST
5	730530	0325	10/21/03	\$234,900	960	0	6	1948	3	8408	No	No	17059 2 <sup>ND</sup> AV NE
5	261070	0055	6/20/03	\$183,500	960	0	6	1948	3	7750	No	No	359 NE 158 <sup>TH</sup> ST
5	572750	0191	8/9/04	\$231,000	1040	560	6	1941	3	9000	No	No	324 NE 167 <sup>TH</sup> ST
5	730530	0340	12/23/04	\$224,888	1060	0	6	1948	4	8407	No	No	17217 2 <sup>ND</sup> AV NE
5	261010	0070	5/16/03	\$209,950	1130	0	6	1947	3	7200	No	No	416 NE 155 <sup>TH</sup> ST
5	730590	0035	9/2/04	\$218,000	1140	0	6	1949	3	8343	No	No	16930 4 <sup>TH</sup> AV NE
5	730530	0700	10/2/03	\$205,000	1140	0	6	1948	3	8408	No	No	17058 4 <sup>TH</sup> AV NE
5	730530	0170	10/27/03	\$189,900	1300	0	6	1948	3	8152	No	No	323 NE 175 <sup>TH</sup> ST
5	730530	0460	8/27/04	\$286,389	1330	970	6	1948	3	8409	No	No	17041 3 <sup>RD</sup> AV NE
5	572750	0110	5/20/04	\$178,300	1340	0	6	1952	3	8076	No	No	16735 2 <sup>ND</sup> AV NE
5	052604	9024	9/20/04	\$200,000	1360	0	6	1949	3	8684	No	No	18553 8 <sup>TH</sup> AV NE
5	730530	0410	9/20/04	\$224,950	1390	0	6	1948	3	8408	No	No	17210 2 <sup>ND</sup> AV NE
5	730530	0515	2/5/03	\$203,000	1480	0	6	1948	3	9224	No	No	17020 3 <sup>RD</sup> AV NE
5	111510	0135	2/18/04	\$252,000	1550	0	6	1927	3	14331	No	No	17845 5 <sup>TH</sup> AV NE
5	572750	0148	11/20/03	\$189,500	860	0	7	1953	3	7245	No	No	16728 2 <sup>ND</sup> AV NE
5	572750	0157	6/12/03	\$234,950	890	210	7	1950	3	7352	No	No	136 NE 167 <sup>TH</sup> ST
5	730070	0100	7/9/03	\$249,950	920	300	7	1950	3	6600	No	No	305 NE 162 <sup>ND</sup> ST
5	730070	0095	2/13/03	\$239,950	920	300	7	1950	3	6600	No	No	311 NE 162 <sup>ND</sup> ST

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5	183450	0030	11/1/04	\$239,950	940	0	7	1951	3	6000	No	No	16620 3 <sup>RD</sup> PL NE
5	566210	0090	12/5/03	\$195,000	940	0	7	1954	3	6943	No	No	18308 7 <sup>TH</sup> AV NE
5	566210	0135	4/15/04	\$224,900	970	0	7	1954	3	6807	No	No	18028 7 <sup>TH</sup> AV NE
5	572750	0147	6/7/04	\$275,000	1010	950	7	1951	3	7650	No	No	16725 3 <sup>RD</sup> AV NE
5	572750	0202	10/27/04	\$305,000	1050	1050	7	1957	3	12000	No	No	16900 4 <sup>TH</sup> AV NE
5	572750	0179	9/27/04	\$254,000	1050	400	7	1956	3	8462	No	No	16758 3 <sup>RD</sup> AV NE
5	608410	0086	3/21/03	\$247,500	1060	440	7	1997	3	3799	No	No	18041 5 <sup>TH</sup> AV NE
5	092710	0066	11/8/04	\$266,650	1090	490	7	1956	3	7882	No	No	514 NE 180 <sup>TH</sup> ST
5	504730	0015	12/19/03	\$275,000	1100	510	7	1951	4	9100	No	No	342 NE 157 <sup>TH</sup> ST
5	183450	0015	6/9/03	\$248,500	1110	0	7	1951	4	6000	No	No	16619 3 <sup>RD</sup> PL NE
5	923590	0020	6/26/03	\$239,950	1110	0	7	1995	3	6120	No	No	117 NE 167 <sup>TH</sup> ST
5	224170	0005	8/17/04	\$218,500	1120	0	7	1955	3	8475	No	No	156 NE 156 <sup>TH</sup> ST
5	730130	0260	11/7/03	\$236,000	1130	400	7	1956	3	9821	No	No	345 NE 163 <sup>RD</sup> ST
5	111510	0155	8/27/03	\$222,000	1130	580	7	1976	3	6250	No	No	360 NE SERPENTINE PL
5	814200	0100	4/11/03	\$223,450	1140	320	7	1960	3	8171	No	No	15723 3 <sup>RD</sup> AV NE
5	572750	0223	5/20/03	\$224,950	1150	0	7	1956	3	7193	No	No	366 NE 167 <sup>TH</sup> ST
5	111510	0235	9/24/03	\$255,000	1160	1150	7	1984	3	7980	No	No	206 NE 175 <sup>TH</sup> ST
5	200410	0010	6/16/03	\$235,000	1160	500	7	1954	3	8138	No	No	350 NE 149 <sup>TH</sup> ST
5	092710	0206	1/7/04	\$225,000	1200	0	7	1954	3	10240	No	No	523 NE 180 <sup>TH</sup> ST
5	566210	0140	7/15/04	\$244,950	1210	0	7	1954	3	6807	No	No	18022 7 <sup>TH</sup> AV NE
5	052604	9056	10/27/03	\$252,500	1210	0	7	1992	3	7250	No	No	18540 7 <sup>TH</sup> AV NE
5	200410	0040	11/26/04	\$236,377	1210	0	7	1955	3	8434	No	No	314 NE 149 <sup>TH</sup> ST
5	288170	0273	8/6/04	\$295,000	1220	120	7	1950	3	7102	No	No	15905 5 <sup>TH</sup> AV NE
5	868030	0015	6/24/04	\$235,000	1220	0	7	1952	3	8435	No	No	348 NE 148 <sup>TH</sup> ST
5	868030	0020	11/17/03	\$212,000	1220	0	7	1952	3	8437	No	No	342 NE 148 <sup>TH</sup> ST
5	092710	0197	9/12/03	\$246,500	1220	800	7	1995	3	8250	No	No	17806 5 <sup>TH</sup> AV NE
5	269720	0040	8/29/04	\$303,000	1240	330	7	1962	3	6327	No	No	314 NE 165 <sup>TH</sup> ST
5	288170	0311	5/12/04	\$265,000	1240	500	7	1970	3	7502	No	No	15121 3 <sup>RD</sup> AV NE
5	730130	0150	12/4/03	\$219,950	1250	0	7	1955	3	6180	No	No	328 NE 163 <sup>RD</sup> ST
5	288170	0225	10/14/04	\$270,000	1270	400	7	1985	3	10796	No	No	15544 1 <sup>ST</sup> AV NE
5	814200	0060	6/30/04	\$317,000	1290	650	7	1960	3	9389	No	No	122 NE 158 <sup>TH</sup> ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 3**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	730140	0110	9/15/03	\$268,000	1290	600	7	1962	4	6145	No	No	129 NE 163 <sup>RD</sup> ST
5	730070	0025	9/22/03	\$221,000	1310	0	7	1950	3	6960	No	No	334 NE 162 <sup>ND</sup> ST
5	111510	0120	7/16/04	\$293,000	1330	990	7	1962	3	7803	No	No	336 NE 178 <sup>TH</sup> ST
5	730150	0030	12/31/03	\$263,000	1360	580	7	1962	3	6523	No	No	146 NE 165 <sup>TH</sup> ST
5	111510	0182	7/2/04	\$233,950	1360	0	7	1980	3	10113	No	No	310 NE SERPENTINE PL
5	111510	0158	4/17/03	\$215,000	1370	0	7	1950	3	13329	No	No	348 NE SERPENTINE PL
5	814200	0021	8/26/04	\$277,000	1410	630	7	1960	3	8025	No	No	15805 3 <sup>RD</sup> AV NE
5	615940	0025	2/4/03	\$216,600	1430	0	7	1958	3	9394	No	No	130 NE 159 <sup>TH</sup> ST
5	397170	2325	11/22/03	\$234,000	1470	0	7	1991	3	8058	No	No	703 NE 189 <sup>TH</sup> ST
5	111510	0175	9/2/03	\$235,000	1510	0	7	1953	3	19305	No	No	320 NE SERPENTINE PL
5	730530	0230	1/17/03	\$219,500	1570	0	7	1948	4	8409	No	No	17034 1 <sup>ST</sup> AV NE
5	397170	2321	9/28/04	\$250,000	1650	0	7	1991	3	8880	No	No	707 NE 189 <sup>TH</sup> ST
5	730130	0080	12/1/03	\$305,000	1720	320	7	1962	3	13127	No	No	16412 4 <sup>TH</sup> AV NE
5	802290	0030	5/20/03	\$250,000	1780	0	7	1956	3	9537	No	No	324 NE 151 <sup>ST</sup> ST
5	504730	0055	10/11/04	\$294,950	2190	0	7	1952	5	7445	No	No	333 NE 157 <sup>TH</sup> ST
5	730130	0085	4/1/03	\$270,000	2740	0	7	1962	3	16453	No	No	16406 4 <sup>TH</sup> AV NE
5	211160	0040	9/16/04	\$250,000	1310	500	8	1961	3	8167	No	No	114 NE 161 <sup>ST</sup> ST
5	502780	0020	6/21/04	\$299,000	1400	400	8	1976	3	11429	No	No	440 NE 153 <sup>RD</sup> ST
5	502780	0180	10/23/03	\$270,000	1400	400	8	1976	3	7210	No	No	441 NE 153 <sup>RD</sup> ST
5	802290	0040	8/13/03	\$295,000	1470	500	8	1957	3	8505	No	No	321 NE 151 <sup>ST</sup> ST
5	397170	2316	2/28/03	\$300,000	1500	930	8	1999	3	7191	No	No	719 NE 189 <sup>TH</sup> ST
5	777240	0190	11/12/04	\$316,000	1510	570	8	1966	3	7833	No	No	17753 2 <sup>ND</sup> PL NE
5	777240	0110	9/30/04	\$316,000	1560	1510	8	1968	3	9345	No	No	239 NE 178 <sup>TH</sup> ST
5	777240	0180	10/28/04	\$279,000	1560	430	8	1967	3	7277	No	No	17747 2 <sup>ND</sup> PL NE
5	777240	0140	5/13/03	\$245,000	1590	0	8	1966	3	9076	No	No	17734 2 <sup>ND</sup> PL NE
5	211160	0005	8/19/04	\$270,950	1680	0	8	1957	3	8164	No	No	16111 3 <sup>RD</sup> AV NE
5	092710	0198	5/2/03	\$324,900	1800	0	8	1999	3	7179	No	No	513 NE 179 <sup>TH</sup> ST
6	343250	1595	1/31/03	\$170,000	620	0	5	1940	3	8100	No	No	15814 10 <sup>TH</sup> AV NE
6	343250	1065	9/2/04	\$229,950	740	0	5	1934	3	8100	No	No	15825 12 <sup>TH</sup> AV NE
6	156810	0020	2/18/04	\$175,000	950	0	5	1947	3	7560	No	No	3018 NE 149 <sup>TH</sup> ST
6	367050	0795	2/17/04	\$221,000	970	0	5	1942	4	8100	No	No	1740 NE 148 <sup>TH</sup> ST

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**Area 3**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	343250	0275	12/9/03	\$230,000	1110	0	5	1945	3	6900	No	No	15846 14 <sup>TH</sup> AV NE
6	350010	0116	3/28/03	\$242,000	1260	0	5	1947	4	8160	No	No	14532 27 <sup>TH</sup> AV NE
6	399570	0525	11/22/04	\$240,000	480	0	6	1948	3	8160	No	No	15034 26 <sup>TH</sup> AV NE
6	367050	0305	2/21/03	\$181,900	680	200	6	1928	3	8100	No	No	1539 NE 147 <sup>TH</sup> ST
6	730430	0140	6/2/03	\$177,500	720	0	6	1947	3	8184	No	No	15543 6 <sup>TH</sup> AV NE
6	343250	1530	12/6/04	\$234,950	740	0	6	1947	3	8100	No	No	16031 11 <sup>TH</sup> AV NE
6	663290	0590	5/25/04	\$195,000	750	0	6	1950	3	7508	No	No	14829 12 <sup>TH</sup> AV NE
6	756870	0050	3/17/04	\$259,922	760	200	6	1941	4	10140	No	No	15225 8 <sup>TH</sup> AV NE
6	663290	0083	6/16/04	\$185,400	760	0	6	1947	3	5800	No	No	14732 12 <sup>TH</sup> AV NE
6	343250	0435	8/25/03	\$201,500	770	0	6	1954	3	6486	No	No	16246 14 <sup>TH</sup> AV NE
6	399570	0520	5/27/03	\$179,000	770	0	6	1948	3	8160	No	No	15040 26 <sup>TH</sup> AV NE
6	730430	0060	12/3/04	\$232,450	780	120	6	1947	3	8184	No	No	15810 5 <sup>TH</sup> AV NE
6	367050	0055	6/30/03	\$224,000	790	0	6	1940	3	8100	No	No	1540 NE 148 <sup>TH</sup> ST
6	350010	0176	1/10/03	\$234,080	790	0	6	1947	4	8160	No	No	14520 26 <sup>TH</sup> AV NE
6	367050	0655	6/25/04	\$239,950	800	0	6	1947	3	8100	No	No	1727 NE 148 <sup>TH</sup> ST
6	730430	0090	3/2/04	\$241,950	800	0	6	1947	3	8432	No	No	15845 6 <sup>TH</sup> AV NE
6	730430	0100	2/26/03	\$225,000	800	0	6	1947	3	8184	No	No	15825 6 <sup>TH</sup> AV NE
6	343250	0200	12/23/03	\$207,000	800	350	6	1952	3	6900	No	No	15839 15 <sup>TH</sup> AV NE
6	367050	0150	6/26/03	\$170,000	800	0	6	1954	3	8100	No	No	1520 NE 147 <sup>TH</sup> ST
6	730430	0046	9/24/04	\$249,950	810	0	6	1947	3	8184	No	No	15720 5 <sup>TH</sup> AV NE
6	730430	0145	11/4/03	\$225,000	810	0	6	1947	3	8184	No	No	15537 6 <sup>TH</sup> AV NE
6	730430	0666	11/10/04	\$235,000	810	300	6	1948	3	9768	No	No	15840 9 <sup>TH</sup> AV NE
6	730430	0340	5/20/03	\$226,500	810	0	6	1947	4	10985	No	No	15565 8 <sup>TH</sup> AV NE
6	730430	0445	12/2/03	\$201,000	810	0	6	1947	3	11154	No	No	15576 8 <sup>TH</sup> AV NE
6	730430	0721	8/9/04	\$234,950	840	0	6	1947	4	8184	No	No	15557 10 <sup>TH</sup> AV NE
6	756870	0490	8/17/04	\$248,000	840	840	6	1942	5	7262	No	No	14801 8 <sup>TH</sup> AV NE
6	730430	0681	5/1/03	\$229,000	850	0	6	1948	3	8060	No	No	15827 10 <sup>TH</sup> AV NE
6	756870	0675	10/21/03	\$219,000	860	140	6	1939	3	7440	No	No	14548 6 <sup>TH</sup> AV NE
6	343250	1241	4/8/03	\$188,950	860	0	6	1947	3	8910	No	No	16277 12 <sup>TH</sup> AV NE
6	730430	0390	3/1/04	\$235,000	870	0	6	1947	3	8619	No	No	15502 8 <sup>TH</sup> AV NE
6	343250	0795	10/11/04	\$225,000	880	0	6	1949	3	8280	No	No	15541 14 <sup>TH</sup> AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 3**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	343250	1310	9/10/04	\$227,000	880	0	6	1952	3	8100	No	No	16214 11 <sup>TH</sup> AV NE
6	144050	0010	12/2/04	\$280,000	890	600	6	1949	3	6283	No	No	17004 5 <sup>TH</sup> AV NE
6	616390	0981	7/6/04	\$245,000	890	0	6	1946	3	5002	No	No	17022 5 <sup>TH</sup> AV NE
6	756870	0160	3/24/03	\$220,000	890	0	6	1947	3	7440	No	No	15261 6 <sup>TH</sup> AV NE
6	399570	0555	9/28/04	\$252,500	900	0	6	1947	3	8160	No	No	15005 27 <sup>TH</sup> AV NE
6	730430	1000	9/29/04	\$239,000	900	0	6	1947	3	11220	No	No	16214 8 <sup>TH</sup> AV NE
6	399570	0570	4/14/04	\$234,000	900	0	6	1947	3	8160	No	No	15021 27 <sup>TH</sup> AV NE
6	756870	0295	10/29/03	\$215,000	900	340	6	1940	3	7440	No	No	14869 6 <sup>TH</sup> AV NE
6	373950	0065	9/17/03	\$225,000	910	0	6	1950	3	8160	No	No	14716 20 <sup>TH</sup> AV NE
6	399570	0595	6/10/03	\$214,500	920	0	6	1947	3	8160	No	No	15051 27 <sup>TH</sup> AV NE
6	730430	0515	7/8/04	\$229,950	940	0	6	1947	4	8184	No	No	15803 9 <sup>TH</sup> AV NE
6	040810	0055	5/13/04	\$244,950	960	0	6	1950	3	6960	No	No	16817 11 <sup>TH</sup> AV NE
6	343250	0815	5/12/04	\$237,500	960	0	6	1950	3	8280	No	No	15559 14 <sup>TH</sup> AV NE
6	663290	0361	12/21/04	\$225,000	960	0	6	1944	3	6458	No	No	1219 NE 155 <sup>TH</sup> ST
6	663290	0350	5/17/04	\$225,000	960	0	6	1941	4	5869	No	No	1415 NE 155 <sup>TH</sup> ST
6	730430	0415	10/14/04	\$251,500	970	0	6	1947	3	11323	No	No	15536 8 <sup>TH</sup> AV NE
6	343250	1710	7/7/04	\$266,500	970	380	6	1950	4	8100	No	No	15544 10 <sup>TH</sup> AV NE
6	373950	0045	4/10/03	\$198,000	970	0	6	1952	3	8160	No	No	14550 20 <sup>TH</sup> AV NE
6	343250	1070	4/23/03	\$175,500	980	0	6	1940	3	8100	No	No	15831 12 <sup>TH</sup> AV NE
6	730430	0220	6/10/04	\$237,000	990	0	6	1947	3	8184	No	No	15530 6 <sup>TH</sup> AV NE
6	367050	0045	6/30/04	\$211,500	990	0	6	1948	3	8100	No	No	1522 NE 148 <sup>TH</sup> ST
6	756870	0465	8/19/04	\$268,000	1000	690	6	1941	3	10140	No	No	14831 8 <sup>TH</sup> AV NE
6	343250	0515	11/13/03	\$278,000	1000	600	6	1949	5	8280	No	No	16239 14 <sup>TH</sup> AV NE
6	730430	1350	9/17/04	\$236,900	1010	0	6	1947	3	8184	No	No	16030 5 <sup>TH</sup> AV NE
6	730430	1205	7/24/03	\$243,500	1010	0	6	1947	4	8060	No	No	16238 6 <sup>TH</sup> AV NE
6	730430	1475	5/7/03	\$227,000	1010	0	6	1947	3	8060	No	No	16203 6 <sup>TH</sup> AV NE
6	730430	1056	5/26/04	\$270,000	1010	800	6	1947	4	8060	No	No	16273 9 <sup>TH</sup> AV NE
6	040810	0045	4/2/04	\$216,000	1010	0	6	1950	3	7380	No	No	16823 11 <sup>TH</sup> AV NE
6	730430	1435	5/28/03	\$220,000	1010	0	6	1947	4	9300	No	No	16261 6 <sup>TH</sup> AV NE
6	756870	0250	8/18/04	\$252,000	1030	0	6	1940	3	7440	No	No	15314 5 <sup>TH</sup> AV NE
6	343250	1410	6/17/04	\$271,000	1050	0	6	1932	3	8100	No	No	16268 10 <sup>TH</sup> AV NE

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**Area 3**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	343250	0270	9/11/03	\$208,000	1050	0	6	1940	3	6900	No	No	15852 14 <sup>TH</sup> AV NE
6	343250	1410	1/17/03	\$195,000	1050	0	6	1932	3	8100	No	No	16268 10 <sup>TH</sup> AV NE
6	040810	0135	9/28/04	\$225,000	1060	0	6	1949	3	6000	No	No	16808 11 <sup>TH</sup> PL NE
6	730430	1160	3/8/04	\$222,950	1060	0	6	1947	3	8680	No	No	16016 6 <sup>TH</sup> AV NE
6	040810	0135	11/19/03	\$205,000	1060	0	6	1949	3	6000	No	No	16808 11 <sup>TH</sup> PL NE
6	756870	0520	6/25/04	\$268,000	1070	0	6	1939	3	7440	No	No	14830 6 <sup>TH</sup> AV NE
6	399570	0290	3/26/04	\$265,000	1070	0	6	1948	3	8100	No	No	15335 27 <sup>TH</sup> AV NE
6	399570	0290	10/8/03	\$231,000	1070	0	6	1948	3	8100	No	No	15335 27 <sup>TH</sup> AV NE
6	730430	0935	8/24/04	\$260,000	1120	0	6	1947	3	8308	No	No	16033 10 <sup>TH</sup> AV NE
6	730430	1085	9/29/04	\$289,950	1130	0	6	1947	3	8184	No	No	16241 9 <sup>TH</sup> AV NE
6	343250	0205	10/21/04	\$231,500	1130	0	6	1946	3	6900	No	No	15843 15 <sup>TH</sup> AV NE
6	367050	0800	3/11/04	\$239,839	1140	0	6	1950	3	8100	No	No	1732 NE 148 <sup>TH</sup> ST
6	343250	0530	5/22/03	\$260,000	1180	0	6	1999	3	8280	No	No	16257 14 <sup>TH</sup> AV NE
6	373890	0175	6/18/03	\$207,000	1180	0	6	1948	3	8160	No	No	14735 23 <sup>RD</sup> AV NE
6	730430	0230	12/9/04	\$270,000	1190	0	6	1947	3	8184	No	No	15542 6 <sup>TH</sup> AV NE
6	367050	0165	3/10/04	\$244,500	1200	0	6	1927	4	8775	No	No	1546 NE 147 <sup>TH</sup> ST
6	756870	0795	2/26/04	\$235,500	1210	0	6	1939	4	7440	No	No	14526 5 <sup>TH</sup> AV NE
6	730430	0990	8/27/03	\$239,360	1230	0	6	1947	3	11220	No	No	16200 8 <sup>TH</sup> AV NE
6	092710	0380	10/27/03	\$260,000	1250	0	6	1941	3	10625	No	No	17427 10 <sup>TH</sup> AV NE
6	343250	1035	7/30/04	\$195,000	1250	0	6	1948	3	8100	No	No	15510 11 <sup>TH</sup> AV NE
6	343250	0565	5/30/03	\$235,000	1260	0	6	1950	3	8280	No	No	16270 12 <sup>TH</sup> AV NE
6	399570	0390	7/12/04	\$265,000	1270	0	6	1992	3	8100	No	No	15335 26 <sup>TH</sup> AV NE
6	730430	0920	12/23/03	\$199,950	1280	0	6	1947	3	8184	No	No	16211 10 <sup>TH</sup> AV NE
6	730430	0805	3/27/03	\$229,950	1300	0	6	1947	3	8184	No	No	16208 9 <sup>TH</sup> AV NE
6	040810	0085	6/14/04	\$215,500	1300	0	6	1949	3	5900	No	No	16718 10 <sup>TH</sup> AV NE
6	730430	0560	5/12/04	\$283,500	1330	0	6	1947	4	8308	No	No	15525 9 <sup>TH</sup> AV NE
6	373890	0015	3/31/04	\$249,950	1340	0	6	1948	5	8160	No	No	14517 22 <sup>ND</sup> AV NE
6	350010	0125	8/26/03	\$189,950	1380	0	6	1922	3	8160	No	No	14520 27 <sup>TH</sup> AV NE
6	343250	1335	6/26/03	\$239,950	1430	0	6	1953	4	8100	No	No	16215 11 <sup>TH</sup> AV NE
6	730430	0330	4/4/03	\$236,000	1430	0	6	1947	4	10985	No	No	15577 8 <sup>TH</sup> AV NE
6	343250	1340	1/28/03	\$205,000	1480	0	6	1967	3	8100	No	No	16219 11 <sup>TH</sup> AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 3**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	399570	0305	3/24/04	\$235,000	1600	0	6	1948	3	8100	No	No	15353 26 <sup>TH</sup> AV NE
6	756870	0285	1/15/04	\$275,000	1630	0	6	1947	4	7440	No	No	14879 6 <sup>TH</sup> AV NE
6	756870	0215	12/24/03	\$231,900	1660	0	6	1947	4	6572	No	No	502 NE 152 <sup>ND</sup> ST
6	730430	1271	3/21/03	\$229,950	1910	0	6	1947	5	5317	No	No	16233 8 <sup>TH</sup> AV NE
6	670250	0040	5/15/03	\$220,000	910	0	7	1952	3	6600	No	No	14720 8 <sup>TH</sup> AV NE
6	350010	0041	9/15/03	\$249,950	960	0	7	1947	3	8160	No	No	14757 27 <sup>TH</sup> AV NE
6	663290	0273	2/18/03	\$222,000	960	0	7	1975	3	6670	No	No	14814 12 <sup>TH</sup> AV NE
6	616390	1855	8/28/03	\$282,000	1010	1010	7	1968	3	7182	No	No	16741 6 <sup>TH</sup> AV NE
6	254810	0040	3/23/04	\$259,950	1030	230	7	1952	3	7133	No	No	1256 NE 169 <sup>TH</sup> ST
6	670430	0015	7/10/03	\$221,950	1030	0	7	1959	3	7213	No	No	14640 9 <sup>TH</sup> PL NE
6	254810	0040	3/23/03	\$210,000	1030	230	7	1952	3	7133	No	No	1256 NE 169 <sup>TH</sup> ST
6	343250	0557	9/22/03	\$224,350	1040	0	7	1958	3	7107	No	No	1211 NE 165 <sup>TH</sup> ST
6	663290	0389	2/21/03	\$233,000	1040	0	7	1967	4	7394	No	No	15240 12 <sup>TH</sup> AV NE
6	663290	0413	4/18/03	\$207,750	1040	0	7	1967	3	5647	No	No	15214 12 <sup>TH</sup> AV NE
6	730430	0605	10/1/04	\$251,400	1060	0	7	1947	3	8184	No	No	15536 9 <sup>TH</sup> AV NE
6	616390	1421	2/5/03	\$213,500	1070	110	7	1959	3	8515	No	No	17041 12 <sup>TH</sup> AV NE
6	670430	0120	10/22/04	\$256,500	1080	0	7	1952	3	8370	No	No	14624 9 <sup>TH</sup> AV NE
6	730430	0265	6/4/03	\$213,950	1090	280	7	1947	3	8060	No	No	15810 6 <sup>TH</sup> AV NE
6	616390	1161	7/23/04	\$243,000	1100	0	7	1954	3	8760	No	No	17212 8 <sup>TH</sup> AV NE
6	663290	0230	10/29/04	\$252,000	1110	0	7	1963	3	9016	No	No	15028 12 <sup>TH</sup> AV NE
6	367050	0560	3/8/04	\$233,000	1110	0	7	1943	4	8100	No	No	1735 NE 147 <sup>TH</sup> ST
6	156810	0069	9/21/04	\$255,000	1120	0	7	1977	3	7560	No	No	3126 NE 149 <sup>TH</sup> ST
6	714870	0095	8/12/03	\$233,500	1120	0	7	1952	3	8024	No	No	17037 14 <sup>TH</sup> AV NE
6	616390	1100	3/10/04	\$238,500	1130	0	7	1951	3	7980	No	No	612 NE 170 <sup>TH</sup> ST
6	343250	1114	8/23/04	\$275,000	1140	0	7	1961	3	8250	No	No	16034 11 <sup>TH</sup> AV NE
6	224150	0070	5/27/03	\$227,500	1140	0	7	1954	3	7230	No	No	819 NE 151 <sup>ST</sup> ST
6	373890	0170	11/16/04	\$285,000	1150	0	7	1948	3	8160	No	No	14741 23 <sup>RD</sup> AV NE
6	343250	1380	10/15/04	\$317,000	1150	240	7	1977	3	8100	No	No	16261 11 <sup>TH</sup> AV NE
6	343250	0410	3/22/04	\$235,000	1150	0	7	1946	3	13800	No	No	16270 14 <sup>TH</sup> AV NE
6	616390	1332	5/21/04	\$198,500	1150	0	7	1954	4	6071	No	No	1017 NE 175 <sup>TH</sup> ST
6	616390	1410	10/20/04	\$295,000	1160	460	7	1959	3	7540	No	No	17054 11 <sup>TH</sup> AV NE

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**Area 3**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	343250	0405	9/2/03	\$324,950	1160	0	7	1984	3	10152	No	No	16278 14 <sup>TH</sup> AV NE
6	367050	0780	12/11/03	\$239,000	1160	0	7	1960	3	8100	No	No	1756 NE 148 <sup>TH</sup> ST
6	224150	0030	9/14/04	\$246,000	1170	0	7	1955	3	7200	No	No	830 NE 151 <sup>ST</sup> ST
6	350010	0082	4/25/03	\$265,000	1170	550	7	1962	3	8184	No	No	14729 28 <sup>TH</sup> AV NE
6	350010	0078	9/16/03	\$250,000	1170	0	7	1962	3	8182	No	No	14737 28 <sup>TH</sup> AV NE
6	343250	1150	4/2/03	\$210,000	1170	0	7	1959	3	8100	No	No	15838 11 <sup>TH</sup> AV NE
6	156810	0060	5/14/03	\$235,000	1180	0	7	1977	4	7560	No	No	3120 NE 149 <sup>TH</sup> ST
6	343250	1601	12/11/03	\$271,000	1190	0	7	1941	3	8775	No	No	15806 10 <sup>TH</sup> AV NE
6	714870	0140	3/25/04	\$242,750	1200	0	7	1952	3	7378	No	No	17024 14 <sup>TH</sup> AV NE
6	670430	0070	3/15/04	\$232,500	1200	0	7	1953	3	8218	No	No	901 NE 146 <sup>TH</sup> ST
6	664930	0060	3/28/03	\$286,000	1200	600	7	1961	4	8760	No	No	14550 28 <sup>TH</sup> AV NE
6	343250	0370	4/16/03	\$220,000	1200	420	7	1955	3	6900	No	No	16247 15 <sup>TH</sup> AV NE
6	663290	0132	9/24/03	\$290,000	1200	800	7	2003	3	3397	No	No	14510 12 <sup>TH</sup> AV NE
6	255830	0035	8/22/03	\$234,000	1210	0	7	1952	4	8200	No	No	14721 25 <sup>TH</sup> AV NE
6	663290	0540	8/18/03	\$340,000	1210	830	7	2003	3	8340	No	No	15227 11 <sup>TH</sup> AV NE
6	254810	0230	6/4/04	\$247,900	1220	0	7	1950	3	8400	No	No	16815 12 <sup>TH</sup> PL NE
6	664930	0210	3/16/04	\$290,000	1220	1100	7	1962	3	8220	No	No	14537 30 <sup>TH</sup> AV NE
6	343250	0545	5/26/04	\$299,950	1240	570	7	1988	3	7200	No	No	1227 NE 165 <sup>TH</sup> ST
6	616390	1930	7/12/04	\$265,000	1270	0	7	1949	3	9450	No	No	16561 8 <sup>TH</sup> AV NE
6	417950	0070	6/3/04	\$273,330	1280	0	7	1955	4	7200	No	No	839 NE 152 <sup>ND</sup> ST
6	664930	0130	9/11/03	\$300,000	1290	380	7	1961	3	8580	No	No	14719 30 <sup>TH</sup> AV NE
6	367050	0720	8/9/04	\$272,500	1300	0	7	1958	3	8910	No	No	1702 NE 147 <sup>TH</sup> ST
6	224150	0025	12/17/04	\$317,000	1310	0	7	1955	4	7200	No	No	824 NE 151 <sup>ST</sup> ST
6	663290	0284	6/18/04	\$365,000	1310	860	7	1997	3	5850	No	No	1220 NE 148 <sup>TH</sup> ST
6	616390	1889	7/16/03	\$229,500	1310	0	7	1949	3	8757	No	No	16747 8TH AV NE
6	670310	0015	7/26/04	\$225,000	1320	0	7	1952	3	6758	No	No	916 NE 150TH ST
6	616390	1913	10/9/03	\$360,000	1330	930	7	2003	3	6508	No	No	16715 8TH AV NE
6	616390	1912	12/15/03	\$349,000	1330	930	7	2003	3	5809	No	No	16717 8TH AV NE
6	255830	0005	8/26/03	\$220,000	1330	0	7	1952	3	8210	No	No	14757 25TH AV NE
6	663290	0712	12/4/03	\$247,000	1330	0	7	1932	4	7830	No	No	14507 12TH AV NE
6	756870	0820	5/13/03	\$180,000	1340	0	7	1963	4	7440	No	No	14556 5TH AV NE

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**Area 3**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	730430	0010	3/13/03	\$165,000	1340	0	7	1947	3	8308	No	No	15510 5TH AV NE
6	670430	0025	6/30/04	\$275,000	1350	0	7	1959	4	7200	No	No	14612 9TH PL NE
6	350010	0072	2/27/03	\$192,300	1370	0	7	1947	3	8045	No	No	14750 27TH AV NE
6	616390	1340	12/6/04	\$188,000	1380	0	7	1950	3	8293	No	No	1021 NE 175TH ST
6	254810	0155	6/7/04	\$375,000	1400	440	7	1950	3	20350	No	No	1207 NE 168TH ST
6	663290	0752	8/5/03	\$235,000	1400	700	7	1961	3	8600	No	No	14653 12TH AV NE
6	373890	0101	11/6/03	\$278,000	1410	560	7	1959	3	6440	No	No	2015 NE 150TH ST
6	616390	1263	10/6/03	\$267,000	1410	0	7	1991	3	8775	No	No	17021 11TH AV NE
6	663290	0539	3/2/04	\$309,950	1420	840	7	1978	3	15760	No	No	15233 11TH AV NE
6	616390	1641	12/9/03	\$226,000	1420	0	7	1952	5	10486	No	No	16718 8TH AV NE
6	343250	0245	3/26/03	\$263,000	1430	0	7	1975	3	8814	No	No	15874 14TH AV NE
6	616390	1861	4/12/04	\$260,000	1440	0	7	1949	3	9450	No	No	16744 5TH AV NE
6	616390	1412	4/26/04	\$326,000	1440	540	7	1935	4	9509	No	No	17055 12TH AV NE
6	663290	0440	4/14/04	\$273,900	1450	0	7	1968	3	13455	No	No	15218 11TH AV NE
6	663150	0050	9/9/03	\$315,000	1480	370	7	1960	4	9215	No	No	1039 NE 154TH ST
6	616390	1353	6/22/04	\$228,000	1480	0	7	1954	3	8400	No	No	1014 NE 175TH ST
6	343250	1475	4/13/04	\$285,000	1490	540	7	1977	3	9037	No	No	15811 11TH AV NE
6	616390	1222	8/12/03	\$379,990	1500	990	7	2003	3	7642	No	No	17037 10TH AV NE
6	616390	1761	7/9/04	\$242,500	1500	0	7	1946	3	9387	No	No	16521 10TH AV NE
6	156810	0027	7/17/03	\$244,250	1500	0	7	1964	3	7560	No	No	3026 NE 149TH ST
6	343250	1175	2/26/03	\$255,000	1500	0	7	1966	4	8100	No	No	15804 11TH AV NE
6	343250	0015	7/1/04	\$249,950	1510	0	7	1963	3	6900	No	No	15511 15TH AV NE
6	224150	0040	10/26/04	\$245,000	1580	0	7	1955	3	7200	No	No	842 NE 151ST ST
6	714870	0100	3/31/03	\$227,000	1600	0	7	1952	4	7080	No	No	17031 14TH AV NE
6	756870	0730	12/8/04	\$332,000	1640	0	7	1994	3	7440	No	No	14549 6TH AV NE
6	350010	0079	8/19/04	\$340,000	1640	0	7	1982	3	8920	No	No	14745 28TH AV NE
6	343250	1660	11/20/03	\$300,000	1640	730	7	1961	3	8100	No	No	15563 11TH AV NE
6	350010	0126	6/2/04	\$315,500	1650	550	7	1962	4	8580	No	No	14513 28TH AV NE
6	343250	1525	7/29/03	\$270,000	1650	0	7	1986	3	8100	No	No	16025 11TH AV NE
6	616390	1682	3/7/03	\$220,000	1670	0	7	1952	3	10206	No	No	833 NE 170TH ST
6	670430	0045	9/4/03	\$212,000	1690	0	7	1959	3	7678	No	No	927 NE 146TH ST

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**Area 3**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	373950	0070	11/17/04	\$380,000	1760	410	7	1951	4	12311	No	No	14722 20TH AV NE
6	350010	0111	10/22/04	\$280,000	1810	0	7	1961	3	8160	No	No	14539 28TH AV NE
6	756870	0100	3/15/04	\$262,000	1880	0	7	1992	3	7440	No	No	15230 6TH AV NE
6	040810	0035	2/6/04	\$325,000	2080	0	7	2003	3	7800	No	No	16829 11TH AV NE
6	343250	0740	6/22/04	\$325,000	2300	150	7	1955	4	8280	No	No	15826 12TH AV NE
6	664930	0070	9/10/03	\$337,000	2350	0	7	1961	5	8760	No	No	14556 28TH AV NE
6	663290	0607	9/2/04	\$335,000	1190	690	8	1986	3	4963	No	No	1116 NE 150TH CT
6	663290	0131	5/5/03	\$299,000	1200	800	8	2003	3	3397	No	No	14514 12TH AV NE
6	616390	1163	8/24/04	\$310,000	1270	680	8	1978	3	9344	No	No	17317 9TH AV NE
6	162604	9091	9/8/04	\$316,500	1320	690	8	1979	3	11245	No	No	14714 23RD AV NE
6	162604	9097	7/9/03	\$329,950	1440	500	8	1979	3	15846	No	No	14624 23RD AV NE
6	064210	0005	8/20/04	\$369,000	1630	980	8	1956	3	12328	No	No	1121 NE 146TH ST
6	254810	0170	3/31/04	\$315,000	1770	0	8	1950	3	19600	No	No	1233 NE 168TH ST
6	616390	1351	10/5/04	\$273,000	1800	0	8	1951	3	8249	No	No	1002 NE 175TH ST
6	343250	1213	8/13/04	\$313,250	1910	0	8	2003	3	9855	No	No	16239 12TH AV NE
6	633294	0050	9/18/03	\$440,000	2240	860	8	2003	3	7474	No	No	1015 NE 153RD CT
6	633294	0060	8/20/03	\$440,000	2240	860	8	2003	3	8008	No	No	1032 NE 153RD CT
6	633294	0030	9/19/03	\$392,000	2310	0	8	2003	3	5028	No	No	1005 NE 153RD CT
6	633294	0090	10/8/03	\$439,000	2310	780	8	2003	3	5587	No	No	1020 NE 153RD CT
6	633294	0080	7/7/03	\$399,950	2320	940	8	2003	3	5522	No	No	1024 NE 153RD CT
6	633294	0070	4/16/03	\$378,000	2450	1040	8	2003	3	5203	No	No	1028 NE 153RD CT
6	633294	0040	6/5/03	\$397,500	2480	0	8	2003	3	5134	No	No	1009 NE 153RD CT
7	399690	0040	12/20/04	\$201,000	480	0	5	1948	3	9268	No	No	16046 28TH AV NE
7	666890	0125	9/29/03	\$198,000	700	0	6	1947	3	8321	No	No	1529 NE 168TH ST
7	666890	0005	7/14/03	\$159,500	700	0	6	1949	3	5559	No	No	1557 NE 166TH ST
7	558990	0060	11/24/04	\$213,000	720	0	6	1927	4	9519	No	No	1618 NE 169TH ST
7	558990	0060	5/5/03	\$160,000	720	0	6	1927	4	9519	No	No	1618 NE 169TH ST
7	399570	0195	6/22/04	\$236,000	770	0	6	1948	3	8146	No	No	15523 27TH AV NE
7	399690	0410	8/9/04	\$235,000	770	0	6	1948	3	8149	No	No	16323 27TH AV NE
7	399690	0005	11/20/03	\$227,900	770	0	6	1948	3	9477	No	No	16004 28TH AV NE
7	399690	0255	10/28/03	\$228,660	770	0	6	1948	3	8149	No	No	16046 27TH AV NE

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7	399750	0060	10/21/04	\$228,000	770	0	6	1948	3	8149	No	No	15852 26TH AV NE
7	399690	0356	4/21/04	\$210,000	770	0	6	1948	3	8149	No	No	16046 26TH AV NE
7	399750	0120	5/8/03	\$217,500	770	0	6	1948	4	8149	No	No	15823 26TH AV NE
7	399690	0195	2/23/04	\$202,500	770	0	6	1948	3	8149	No	No	16323 28TH AV NE
7	399570	0115	11/12/03	\$210,000	770	0	6	1948	4	8666	No	No	15504 26TH AV NE
7	399570	0070	12/10/04	\$190,000	770	0	6	1948	3	8146	No	No	15553 26TH AV NE
7	399690	0380	7/13/04	\$255,000	800	0	6	1948	3	8149	No	No	16016 26TH AV NE
7	399570	0105	8/26/04	\$257,000	800	0	6	1948	3	8145	No	No	15511 27TH AV NE
7	399690	0340	1/7/03	\$211,000	800	0	6	1948	3	8340	No	No	16059 27TH AV NE
7	399570	0110	9/17/03	\$190,000	820	0	6	1948	3	8702	No	No	2620 NE 155TH ST
7	558990	0125	8/19/03	\$195,000	860	0	6	1948	3	9515	No	No	1545 NE 170TH ST
7	399690	0365	4/7/03	\$204,500	890	0	6	1948	3	8149	No	No	16034 26TH AV NE
7	162604	9045	7/13/03	\$182,950	900	0	6	1950	3	8100	No	No	15510 27TH AV NE
7	399750	0185	7/13/04	\$245,000	980	0	6	1948	4	8149	No	No	15822 25TH AV NE
7	399570	0120	12/10/04	\$264,000	1120	0	6	1948	4	8145	No	No	15510 26TH AV NE
7	558930	0220	4/24/03	\$200,000	1190	0	6	1933	3	9608	No	No	1560 NE 170TH ST
7	399750	0035	4/22/04	\$280,561	1360	0	6	1948	3	8149	No	No	15841 27TH AV NE
7	402530	0025	5/8/03	\$227,000	820	0	7	1948	3	10774	No	No	16533 21ST AV NE
7	402530	0175	3/26/03	\$215,000	820	0	7	1948	3	10828	No	No	16540 21ST AV NE
7	666890	0065	3/30/04	\$217,000	880	0	7	1949	3	5924	No	No	16504 15TH AV NE
7	402530	0252	7/1/03	\$229,000	900	0	7	1950	3	4952	No	No	16556 22ND AV NE
7	797990	0180	3/20/03	\$220,000	910	0	7	1950	3	11402	No	No	16016 30TH AV NE
7	558990	0510	8/28/03	\$240,500	930	0	7	1948	3	10836	No	No	16826 18TH AV NE
7	399690	0315	4/5/04	\$243,500	940	0	7	1948	4	8149	No	No	16029 27TH AV NE
7	402410	0850	2/21/03	\$224,950	1000	0	7	1981	3	6000	No	No	2203 NE 177TH ST
7	402410	0021	2/6/03	\$232,000	1000	420	7	1987	3	8623	No	No	17757 25TH AV NE
7	399690	0045	10/25/04	\$231,000	1010	0	7	1948	4	9269	No	No	16052 28TH AV NE
7	666890	0120	2/12/03	\$212,950	1020	0	7	1951	3	8323	No	No	1535 NE 168TH ST
7	558930	0400	8/20/03	\$283,000	1030	140	7	1948	4	11192	No	No	1884 NE 170TH ST
7	402410	0305	7/24/03	\$272,500	1040	640	7	1948	3	5110	No	No	17717 22ND PL NE
7	402410	0080	5/24/04	\$309,000	1050	0	7	1987	3	18890	No	No	2409 NE 178TH ST

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7	402410	1191	2/28/03	\$223,500	1050	0	7	1953	3	11250	No	No	1568 NE 172ND ST
7	402530	0291	9/2/03	\$246,000	1080	0	7	1946	4	8738	No	No	16507 25TH AV NE
7	797990	0815	6/25/04	\$263,500	1080	0	7	1952	4	7860	No	No	15520 32ND AV NE
7	797990	0815	2/19/03	\$231,450	1080	0	7	1952	4	7860	No	No	15520 32ND AV NE
7	553830	0225	8/30/04	\$320,000	1090	500	7	1956	3	13529	No	No	16722 32ND PL NE
7	402530	0340	3/28/03	\$223,500	1100	0	7	1947	3	12782	No	No	2515 NE 168TH ST
7	558990	0055	5/20/04	\$279,950	1110	0	7	1939	4	9519	No	No	1612 NE 169TH ST
7	558930	0285	3/29/04	\$247,500	1120	0	7	1962	3	9458	No	No	1547 NE 171ST ST
7	399690	0280	3/26/03	\$207,700	1120	0	7	1948	3	8149	No	No	16016 27TH AV NE
7	402410	0900	11/17/03	\$244,950	1130	0	7	1950	3	11884	No	No	1800 NE 175TH ST
7	514600	0055	8/30/04	\$315,000	1150	420	7	1962	3	11833	No	No	16907 26TH AV NE
7	514600	0070	11/9/04	\$335,400	1150	600	7	1962	4	12408	No	No	16901 26TH AV NE
7	399750	0105	3/20/04	\$239,000	1150	0	7	1948	3	8370	No	No	15805 26TH AV NE
7	402410	0817	5/27/04	\$309,850	1160	0	7	1986	3	8416	No	No	2255 NE 177TH ST
7	558990	0392	9/27/04	\$321,950	1170	800	7	1958	3	8408	No	No	16810 25TH AV NE
7	558990	0291	11/18/03	\$205,000	1180	0	7	1930	3	11179	No	No	2203 NE 170TH ST
7	558990	0145	6/1/04	\$340,000	1190	0	7	1948	4	9519	No	No	1517 NE 170TH ST
7	399690	0305	12/8/03	\$233,500	1190	0	7	1948	3	8149	No	No	16017 27TH AV NE
7	797990	0730	7/24/03	\$220,000	1190	0	7	1952	3	10728	No	No	3020 NE 155TH ST
7	402530	0050	8/31/04	\$261,000	1200	0	7	1948	3	10955	No	No	1800 NE 165TH ST
7	399630	0100	4/19/04	\$245,000	1220	0	7	1948	3	8148	No	No	15859 28TH AV NE
7	558990	0570	11/18/03	\$280,000	1230	390	7	1949	3	9519	No	No	16823 22ND AV NE
7	399630	0198	10/27/04	\$278,900	1240	0	7	1954	3	7500	No	No	15857 30TH AV NE
7	402410	1052	2/11/03	\$201,000	1240	0	7	1950	3	6090	No	No	1860 NE 172ND ST
7	399690	0085	11/10/04	\$284,000	1250	0	7	1986	3	23294	No	No	16340 28TH PL NE
7	402410	1180	9/10/03	\$256,000	1270	0	7	1959	3	15300	No	No	1558 NE 172ND ST
7	666890	0115	11/16/04	\$289,000	1350	0	7	1947	4	13354	No	No	1541 NE 168TH ST
7	558990	0700	5/10/04	\$256,000	1370	0	7	1931	3	9046	No	No	1628 NE 168TH ST
7	797990	0605	10/3/03	\$234,500	1370	0	7	1955	3	8392	No	No	15814 32ND AV NE
7	399690	0185	11/8/04	\$240,000	1390	0	7	1948	4	8149	No	No	16311 28TH AV NE
7	402410	1275	8/15/03	\$239,950	1400	0	7	1951	4	7263	No	No	1580 NE SERPENTINE PL

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7	399570	0125	4/22/04	\$275,000	1410	0	7	1948	4	8146	No	No	15516 26TH AV NE
7	402410	0580	12/13/04	\$329,000	1430	0	7	1965	3	15602	No	No	17700 25TH AV NE
7	399690	0030	7/28/04	\$298,000	1440	0	7	1948	4	9265	No	No	16034 28TH AV NE
7	399690	0035	9/28/04	\$335,000	1460	0	7	1948	4	9266	No	No	16040 28TH AV NE
7	402410	1015	8/17/04	\$250,000	1470	0	7	1953	4	5100	No	No	2222 NE 175TH ST
7	402410	0820	3/24/03	\$287,000	1480	0	7	1929	4	12959	No	No	2245 NE 177TH ST
7	558990	0361	3/26/04	\$255,000	1490	0	7	1953	3	7755	No	No	16910 25TH AV NE
7	797990	0745	7/13/04	\$282,000	1500	0	7	1953	3	10733	No	No	15520 30TH AV NE
7	399750	0010	8/19/03	\$249,000	1520	0	7	1948	3	8149	No	No	15811 27TH AV NE
7	553830	0180	1/16/03	\$299,950	1540	0	7	1942	3	13566	No	No	17122 32ND AV NE
7	558990	0210	1/8/04	\$255,100	1550	0	7	1951	3	9518	No	No	16921 22ND AV NE
7	402410	1078	7/11/03	\$250,000	1560	0	7	1954	3	10350	No	No	1821 NE 175TH ST
7	402530	0425	11/19/04	\$245,000	1570	0	7	1947	3	17600	No	No	16500 27TH AV NE
7	797990	0615	9/9/03	\$299,950	1600	0	7	1951	3	11407	No	No	15828 32ND AV NE
7	402530	0376	12/22/03	\$260,000	1610	0	7	1957	3	6750	No	No	2514 NE 165TH ST
7	402410	0995	12/17/04	\$307,344	1660	0	7	1942	3	8201	No	No	2200 NE 175TH ST
7	402530	0130	7/9/04	\$330,000	1720	0	7	1949	4	10688	No	No	16527 22ND AV NE
7	558990	0400	4/27/04	\$249,000	1790	0	7	1951	3	17925	No	No	2510 NE 168TH ST
7	558930	0640	8/21/03	\$239,900	1830	0	7	1950	3	8800	No	No	2237 NE 175TH ST
7	558990	0305	3/31/04	\$272,570	1850	0	7	1939	3	9519	No	No	2223 NE 170TH ST
7	558930	0495	12/30/03	\$264,950	1900	0	7	1926	3	6576	No	No	1835 NE 172ND ST
7	402530	0190	4/1/04	\$265,000	2130	0	7	1946	3	10125	No	No	16543 23RD AV NE
7	402410	1186	4/7/04	\$260,000	2200	0	7	1953	3	7200	No	No	1562 NE 172ND ST
7	558990	0660	4/7/03	\$289,500	2340	0	7	1974	3	9046	No	No	1639 NE 169TH ST
7	553830	0045	7/15/03	\$284,000	1250	120	8	1959	3	15648	No	No	16763 32ND AV NE
7	092604	9022	7/17/03	\$350,000	1270	1270	8	1963	3	14299	No	No	2621 NE 169TH ST
7	225000	0060	9/20/03	\$290,500	1300	550	8	1962	3	7237	No	No	17734 22ND AV NE
7	225000	0050	9/25/03	\$290,000	1310	800	8	1961	3	7206	No	No	17728 22ND PL NE
7	402410	0721	2/19/04	\$378,950	1320	510	8	1959	3	15739	No	No	17521 32ND AV NE
7	402410	0303	10/22/04	\$390,000	1460	1020	8	1999	3	5606	No	No	17707 22ND PL NE
7	402410	0690	12/1/03	\$395,000	1630	1630	8	1968	3	22059	No	No	17200 30TH AV NE

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7	225000	0100	12/28/04	\$285,000	1640	1610	8	1962	3	8673	No	No	2120 NE 177TH ST
7	797990	0635	10/10/03	\$364,000	1650	1650	8	1960	3	11010	No	No	15857 32ND AV NE
7	402530	0395	1/16/04	\$374,950	1910	1300	8	1957	3	12031	No	No	16550 27TH AV NE
7	402350	1228	6/13/03	\$436,277	1940	980	8	1942	3	53578	No	No	17414 33RD AV NE
7	081750	0010	10/27/04	\$424,000	2060	650	8	2000	3	10233	No	No	2802 NE 177TH PL
7	402410	1284	4/22/03	\$329,950	2070	0	8	1998	3	6441	No	No	1568 NE SERPENTINE PL
7	402410	0885	11/5/03	\$279,000	2550	0	8	1969	3	13875	No	No	2015 NE 177TH ST
7	402410	1277	7/16/03	\$389,000	2620	0	8	2003	3	7200	No	No	1584 NE SERPENTINE PL
7	402410	1276	7/16/03	\$393,000	2760	0	8	2003	3	7207	No	No	1582 NE SERPENTINE PL
7	402410	0345	6/23/03	\$359,000	2890	0	8	2002	3	9431	No	No	2543 NE 178TH ST
7	402410	0495	11/12/03	\$365,000	2120	730	9	1973	3	10685	No	No	16906 26TH AV NE
7	402410	0799	9/10/04	\$559,000	2540	810	9	2004	3	9172	No	No	17639 24TH PL NE
7	402410	0809	9/30/03	\$425,000	2690	700	9	2003	3	6197	No	No	17551 25TH AV NE
7	402350	1250	10/15/03	\$520,000	2740	0	9	1998	3	36679	No	No	17133 35TH AV NE
7	402350	1176	8/7/03	\$587,500	2620	1050	10	2003	3	16422	No	No	17412 32ND AV NE
7	797990	0205	9/8/04	\$674,950	4140	0	10	2004	3	14524	No	No	16058 30TH AV NE
8	674470	1585	5/1/03	\$225,000	580	440	6	1926	3	8690	Yes	No	3747 NE 153RD ST
8	156810	0725	2/5/04	\$239,000	890	300	6	1949	3	5750	No	No	3527 NE 148TH ST
8	156810	0730	3/26/04	\$242,500	1040	0	6	1921	3	5750	Yes	No	3533 NE 148TH ST
8	674470	0400	8/1/03	\$314,000	1010	200	7	1947	3	7905	Yes	No	3804 NE 155TH ST
8	674470	0343	12/5/03	\$353,000	1030	850	7	1952	5	15435	Yes	No	15612 38TH AV NE
8	774250	0020	10/25/04	\$238,000	1130	0	7	1953	3	8960	No	No	3550 NE 166TH ST
8	774250	0025	5/24/04	\$300,000	1140	550	7	1954	3	8820	No	No	3544 NE 166TH ST
8	553830	0408	8/13/04	\$299,500	1150	550	7	1987	3	14327	No	No	16529 34TH AV NE
8	797990	0515	2/11/03	\$235,000	1180	0	7	1954	3	11397	No	No	15815 34TH AV NE
8	773850	0100	10/9/03	\$235,000	1200	0	7	1950	3	5940	No	No	16727 41ST AV NE
8	156810	0876	6/23/04	\$390,000	1250	220	7	1932	3	13446	Yes	No	14707 40TH AV NE
8	774150	0015	6/3/03	\$340,000	1260	520	7	1953	3	11952	No	No	16730 37TH AV NE
8	773850	0465	8/9/04	\$395,000	1270	1000	7	1958	3	6840	Yes	No	16248 BOTHELL WY NE
8	774550	0075	2/12/04	\$408,000	1290	1100	7	1950	4	7869	No	No	16720 39TH PL NE
8	774250	0015	5/15/03	\$322,000	1400	580	7	1954	3	9100	No	No	3558 NE 166TH ST

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8	774250	0005	7/7/04	\$330,000	1440	300	7	1954	3	10877	No	No	3570 NE 166TH ST
8	156810	0825	12/7/04	\$522,000	1480	400	7	1994	3	6160	Yes	No	14705 38TH AV NE
8	156810	0745	8/30/04	\$388,000	1480	0	7	1976	3	5750	Yes	No	3547 NE 148TH ST
8	106510	0030	3/8/04	\$950,000	1590	0	7	1929	3	8184	Yes	Yes	4728 NE 172ND ST
8	102604	9063	12/9/03	\$309,900	1750	0	7	1948	4	15000	No	No	3548 NE 165TH ST
8	115410	0521	12/20/04	\$383,000	1970	0	7	1946	5	18630	No	No	17050 37TH AV NE
8	773910	0010	7/16/04	\$301,000	2010	0	7	1950	3	7020	No	No	16835 BEACH DR NE
8	797990	0105	9/25/03	\$335,000	2050	0	7	1951	4	11794	No	No	3304 NE 163RD ST
8	797990	0440	9/15/03	\$382,000	2080	0	7	1951	3	13050	Yes	No	15823 35TH AV NE
8	156810	0885	11/17/03	\$475,000	1180	400	8	1953	3	12750	Yes	No	14716 39TH AV NE
8	773850	0470	6/17/03	\$323,000	1220	680	8	1948	3	6720	Yes	No	16252 BOTHELL WY NE
8	774010	0100	5/15/03	\$464,000	1250	600	8	1950	3	8588	Yes	No	16232 38TH AV NE
8	115410	0560	7/22/03	\$300,000	1320	800	8	1955	3	7700	No	No	17071 HAMLIN RD NE
8	773850	0550	8/18/03	\$400,000	1330	500	8	1951	3	6360	Yes	No	16260 41ST AV NE
8	097360	0020	9/19/03	\$344,000	1370	760	8	1976	3	8800	Yes	No	16051 36TH AV NE
8	553830	0515	9/17/04	\$366,000	1390	1290	8	1966	3	9000	No	No	16509 35TH AV NE
8	403640	0330	11/18/04	\$470,000	1400	720	8	1966	3	8710	Yes	No	14817 37TH AV NE
8	797990	0920	5/17/04	\$395,000	1410	600	8	1968	3	15555	No	No	3329 NE 156TH ST
8	674470	0302	9/5/03	\$415,000	1450	600	8	1974	3	10920	Yes	No	3906 NE 157TH PL
8	774010	0223	7/16/03	\$385,000	1460	0	8	1957	4	6300	No	No	16226 37TH AV NE
8	116500	0040	11/12/03	\$650,000	1500	1050	8	1989	3	6404	Yes	No	4013 NE 160TH ST
8	674470	0900	7/20/04	\$655,000	1510	1060	8	1948	3	15180	Yes	No	3938 NE 157TH PL
8	773850	0380	5/13/04	\$549,000	1510	400	8	1947	3	7200	Yes	No	16131 41ST AV NE
8	674470	0320	12/7/04	\$557,000	1510	400	8	1976	3	11125	Yes	No	3910 NE 157TH PL
8	797990	0415	11/12/03	\$357,000	1510	600	8	1950	3	12750	Yes	No	16056 34TH AV NE
8	775270	0100	7/28/04	\$389,950	1530	770	8	1962	3	9916	Yes	No	15866 36TH AV NE
8	802670	0080	6/22/04	\$465,000	1530	760	8	1955	3	7700	Yes	No	15610 36TH AV NE
8	774010	0211	10/20/04	\$390,000	1530	600	8	1959	3	6400	Yes	No	3729 NE 165TH ST
8	797990	0025	3/30/04	\$384,000	1540	600	8	1952	3	12000	Yes	No	16329 35TH AV NE
8	773850	0510	1/8/03	\$455,000	1550	640	8	1955	3	13500	Yes	No	4007 NE 161ST ST
8	774050	0040	6/18/04	\$379,000	1560	0	8	1953	3	9600	No	No	16502 39TH AV NE

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8	773850	0565	8/20/04	\$560,000	1590	780	8	1954	3	6660	Yes	No	16160 41ST AV NE
8	797990	0045	8/9/04	\$580,000	1600	0	8	2001	4	6000	No	No	3404 NE 163RD ST
8	156810	0715	11/1/04	\$344,000	1620	1300	8	1963	3	5800	Yes	No	3517 NE 148TH ST
8	403640	0480	6/25/04	\$417,500	1620	1000	8	1976	3	7276	Yes	No	14833 39TH AV NE
8	774010	0150	4/7/03	\$365,000	1640	0	8	1951	4	10000	Yes	No	16277 39TH AV NE
8	115410	0546	7/27/04	\$365,000	1640	500	8	1954	3	12740	No	No	17015 HAMLIN RD NE
8	802670	0150	8/25/03	\$378,000	1660	1450	8	1958	3	8399	Yes	No	3603 NE 156TH ST
8	774010	0205	5/20/04	\$456,500	1670	520	8	1947	3	7200	Yes	No	16440 38TH AV NE
8	097360	0030	9/8/03	\$473,000	1680	640	8	1977	3	8800	Yes	No	16045 36TH AV NE
8	797990	0450	12/2/03	\$390,000	1700	1360	8	1964	3	13050	No	No	15805 35TH AV NE
8	774010	0350	5/29/03	\$330,000	1730	0	8	1950	3	8480	No	No	16034 37TH AV NE
8	774010	0485	11/3/03	\$325,000	1750	0	8	1951	3	9900	No	No	16289 37TH AV NE
8	370100	0090	3/1/04	\$412,000	1770	690	8	1974	3	7263	No	No	15727 37TH AV NE
8	403640	0030	5/22/03	\$419,000	1770	300	8	1971	3	9792	Yes	No	3807 NE 151ST ST
8	802670	0135	6/23/04	\$419,950	1790	1100	8	1966	3	8399	Yes	No	3515 NE 156TH ST
8	097310	0025	3/8/04	\$525,000	1810	1240	8	1957	3	8800	Yes	No	16030 35TH AV NE
8	403640	0150	11/18/04	\$565,000	1840	1420	8	1963	4	11250	Yes	No	3712 NE 150TH ST
8	802670	0185	12/16/03	\$435,000	1840	0	8	1953	4	12569	Yes	No	15610 37TH AV NE
8	102604	9060	3/24/04	\$349,850	1860	0	8	1952	3	7500	No	No	16513 37TH AV NE
8	774010	0050	11/3/03	\$431,950	1890	160	8	1954	3	8160	Yes	No	16252 39TH AV NE
8	370100	0030	8/30/04	\$521,900	1930	1080	8	1965	3	7224	Yes	No	15812 35TH AV NE
8	773910	0215	9/9/03	\$485,000	1940	1200	8	1948	4	10000	No	No	16742 45TH AV NE
8	774010	0305	5/10/04	\$435,000	1960	0	8	1946	3	18575	Yes	No	16002 38TH AV NE
8	773910	0080	8/10/04	\$580,000	1990	1400	8	1953	5	13950	No	No	16578 BEACH DR NE
8	106210	0055	7/14/04	\$443,000	2000	0	8	1982	3	5000	No	No	4540 NE 170TH ST
8	674470	1125	11/18/03	\$962,000	2010	0	8	1966	3	7310	Yes	Yes	15730 BEACH DR NE
8	115410	0630	2/6/04	\$480,000	2040	0	8	1970	3	42550	No	No	17022 35TH AV NE
8	106210	0100	9/10/04	\$394,600	2100	0	8	1984	3	4563	No	No	4500 NE 171ST ST
8	774050	0050	9/2/04	\$525,000	2180	1490	8	2003	3	10292	Yes	No	16518 39TH AV NE
8	773850	0090	11/17/03	\$300,000	2510	0	8	1950	3	10100	No	No	16747 41ST AV NE
8	774500	0080	11/11/03	\$402,500	2580	0	8	1984	3	7117	No	No	4205 NE 169TH CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 3**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	773910	0040	8/10/04	\$510,000	3120	0	8	1964	4	9120	No	No	16801 BEACH DR NE
8	403010	0011	9/17/04	\$1,205,000	3650	0	8	1949	4	16541	Yes	Yes	17226 BEACH DR NE
8	403640	0320	6/1/04	\$505,000	1560	810	9	1967	3	7770	Yes	No	14813 37TH AV NE
8	403640	0270	6/24/04	\$670,000	1810	300	9	1976	3	9072	Yes	No	14820 39TH AV NE
8	370100	0070	10/25/04	\$560,000	1870	1020	9	1968	3	9400	Yes	No	15800 36TH AV NE
8	674470	1200	10/16/03	\$902,450	1910	0	9	1958	3	6300	Yes	Yes	15550 LAKE SHORE BL
8	773850	0385	8/11/04	\$875,000	2200	1000	9	1951	5	10800	Yes	No	16123 41ST AV NE
8	102604	9101	9/2/04	\$499,950	2440	0	9	1999	3	7388	No	No	16531 37TH AV NE
8	766370	0113	1/21/03	\$595,000	2660	240	9	2002	3	7238	Yes	No	3705 NE 147TH ST
8	773850	0425	3/11/04	\$815,000	2700	1130	9	1994	3	7560	Yes	No	16118 BOTHELL WY NE
8	156810	0860	10/16/03	\$550,000	2890	0	9	1967	3	10733	Yes	No	14711 39TH AV NE
8	116500	0030	9/11/03	\$560,000	1630	800	10	1989	3	7201	Yes	No	4009 NE 160TH ST
8	674470	1221	12/1/03	\$1,130,000	3170	0	10	1977	3	8359	Yes	6	15532 BEACH DR NE
8	116500	0050	4/2/03	\$581,000	3500	0	10	1991	3	6404	Yes	No	15935 41ST AV NE
8	674470	1161	8/21/03	\$1,382,250	2710	2500	11	1966	4	9650	Yes	Yes	15714 BEACH DR NE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 3**  
**(1 to 3 Unit Residences)**

SUB AREA	MAJOR	MINOR	SALE DATE	SALE PRICE	COMMENTS
3	092710	0338	9/24/04	\$111,405	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	092710	0442	12/9/04	\$200,000	NON-REPRESENTATIVE SALE
3	255530	0040	6/18/04	\$192,500	BANKRUPTCY - RECEIVER OR TRUSTEE
3	255590	0393	12/23/03	\$292,468	QUESTIONABLE DATA
3	323510	0230	12/22/04	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	397170	0968	4/8/03	\$183,500	RELATED PARTY, FRIEND, OR NEIGHBOR
3	397230	0080	1/21/04	\$173,617	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	397230	0192	10/27/04	\$56,577	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	397230	0195	8/30/04	\$199,000	EXEMPT FROM EXCISE TAX
3	398530	0197	8/20/03	\$334,950	NON-REPRESENTATIVE SALE
3	616390	0042	11/11/04	\$211,000	ACTIVE PERMIT BEFORE SALE >25K
3	616390	0080	9/24/03	\$69,253	PARTIAL INTEREST (103, 102, ETC.) DOR RATIO
3	616390	0201	2/14/04	\$236,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
3	616390	0201	8/15/03	\$159,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
3	616390	0293	2/26/04	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	616390	0323	8/19/03	\$215,000	NON-REPRESENTATIVE SALE
3	616390	0444	8/7/03	\$220,000	NON-REPRESENTATIVE SALE
3	616390	0444	2/11/03	\$210,000	NON-REPRESENTATIVE SALE
5	041110	0020	1/28/03	\$141,725	NON-REPRESENTATIVE SALE
5	092710	0011	3/14/03	\$128,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	092710	0085	6/11/03	\$81,571	RELATED PARTY, FRIEND, OR NEIGHBOR
5	092710	0186	1/27/03	\$37,221	QUIT CLAIM DEED; STATEMENT TO DOR
5	092710	0194	3/18/04	\$352,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	092710	0194	9/19/03	\$332,522	FORCED SALE
5	092710	0199	8/30/04	\$94,799	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
5	092710	0199	9/1/04	\$92,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	111510	0113	9/25/03	\$254,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	111510	0121	3/15/04	\$55,350	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	263450	0050	9/15/04	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	288170	0300	4/9/04	\$217,000	QUESTIONABLE DATA
5	566210	0065	1/7/03	\$85,412	PARTIAL INTEREST (103, 102, ETC.) DOR RATIO
5	572750	0110	11/21/04	\$165,371	NO MARKET EXPOSURE
5	572750	0137	4/29/03	\$178,800	NON-REPRESENTATIVE SALE
5	608410	0117	5/27/03	\$258,950	UNFINISHED FLOOR AREA
5	615940	0085	8/6/04	\$95,000	QUIT CLAIM DEED; DOR RATIO
5	730130	0230	9/11/03	\$137,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
5	730530	0255	10/20/03	\$121,273	QUIT CLAIM DEED
5	730530	0300	6/10/04	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	730530	0380	5/17/04	\$194,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	730530	0580	4/5/04	\$70,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	730530	0760	7/25/03	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	802290	0030	7/30/04	\$280,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	923590	0015	11/21/03	\$111,500	NON-REPRESENTATIVE SALE
5	923590	0015	5/5/04	\$246,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD

**Improved Sales Removed from this Annual Update Analysis**

**Area 3**

**(1 to 3 Unit Residences)**

SUB AREA	MAJOR	MINOR	SALE DATE	SALE PRICE	COMMENTS
6	040810	0150	2/3/04	\$135,000	NON-REPRESENTATIVE SALE
6	040810	0150	4/20/04	\$68,232	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	092710	0303	11/17/03	\$200,000	IMPROVEMENT COUNT
6	156810	0015	12/10/04	\$150,000	QUESTIONABLE PER SALES IDENTIFICATION
6	254810	0090	1/21/04	\$123,145	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	254810	0110	6/30/04	\$167,500	NON-REPRESENTATIVE SALE
6	254810	0110	11/3/04	\$255,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	254810	0210	4/28/03	\$182,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
6	254810	0210	3/15/04	\$98,500	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	255830	0005	5/16/03	\$125,000	NON-REPRESENTATIVE SALE
6	343250	0030	9/25/03	\$34,000	STATEMENT TO DOR; DOR RATIO
6	343250	0040	4/26/04	\$144,000	NON-REPRESENTATIVE SALE
6	343250	0145	11/24/03	\$13,248	RELATED PARTY, FRIEND, OR NEIGHBOR
6	343250	0270	3/6/03	\$138,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	343250	0645	5/24/04	\$243,900	LIMITED REPRESENTATION
6	343250	0940	12/1/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	343250	1085	4/29/04	\$238,500	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	343250	1210	9/25/03	\$179,900	LIMITED REPRESENTATION
6	343250	1295	11/23/04	\$225,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	343250	1305	3/6/03	\$145,000	QUESTIONABLE DATA
6	343250	1365	11/18/04	\$136,300	LIMITED REPRESENTATION
6	343250	1450	7/14/03	\$224,267	NON-REPRESENTATIVE SALE
6	343250	1495	7/29/03	\$300,999	NON-REPRESENTATIVE SALE
6	343250	1671	9/23/03	\$205,000	UNFINISHED FLOOR AREA
6	350010	0131	6/16/04	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	350010	0133	11/22/04	\$229,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	350010	0200	7/21/03	\$180,000	NON-REPRESENTATIVE SALE
6	367050	0305	10/26/04	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	367050	0635	12/28/04	\$181,000	NON-REPRESENTATIVE SALE
6	367050	0650	3/4/03	\$215,000	IMPROVEMENT COUNT
6	367050	0690	2/26/04	\$160,000	IMPROVEMENT COUNT
6	373890	0015	12/30/04	\$289,000	RELOCATION - SALE TO SERVICE
6	373890	0125	8/10/03	\$59,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	373890	0135	11/16/04	\$215,000	NO MARKET EXPOSURE
6	373890	0135	10/5/04	\$180,000	NO MARKET EXPOSURE
6	399570	0480	9/23/03	\$230,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	399570	0540	10/27/03	\$195,000	NON-REPRESENTATIVE SALE
6	616390	1201	12/12/03	\$158,700	NON-REPRESENTATIVE SALE
6	616390	1262	5/12/03	\$87,654	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	616390	1310	1/28/04	\$297,950	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
6	616390	1320	9/9/03	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	616390	1350	8/19/03	\$170,000	IMPROVEMENT COUNT
6	616390	1352	6/17/04	\$126,000	NO MARKET EXPOSURE
6	616390	1380	3/5/04	\$20,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	663290	0283	10/7/03	\$198,200	QUESTIONABLE PER SALES IDENTIFICATION

***Improved Sales Removed from this Annual Update Analysis***

**Area 3**

**(1 to 3 Unit Residences)**

SUB AREA	MAJOR	MINOR	SALE DATE	SALE PRICE	COMMENTS
6	663290	0380	7/25/03	\$193,000	NO MARKET EXPOSURE
6	663290	0421	4/26/04	\$180,000	NO MARKET EXPOSURE
6	664930	0170	1/16/03	\$275,000	RELOCATION - SALE BY SERVICE
6	714870	0070	7/11/03	\$43,250	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	730430	0030	5/26/04	\$217,500	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	730430	0035	2/21/03	\$179,000	NON-REPRESENTATIVE SALE
6	730430	0080	5/21/03	\$224,950	1031 TRADE
6	730430	0131	2/12/04	\$40,000	QUIT CLAIM DEED; DOR RATIO
6	730430	0205	11/11/03	\$254,000	NON-REPRESENTATIVE SALE
6	730430	0220	8/3/04	\$300,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	730430	0483	9/29/04	\$95,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	730430	0580	6/21/04	\$94,291	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	730430	0615	1/16/03	\$180,000	NON-REPRESENTATIVE SALE
6	730430	0755	4/25/03	\$222,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	730430	0865	1/28/04	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	730430	1035	9/17/03	\$38,008	DOR RATIO
6	730430	1035	9/17/03	\$38,008	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	730430	1035	9/17/03	\$38,008	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	730430	1460	1/16/03	\$73,098	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	756870	0040	10/1/03	\$165,000	NO MARKET EXPOSURE
6	756870	0110	8/5/04	\$71,044	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	756870	0260	7/2/04	\$274,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	756870	0355	10/23/03	\$229,950	NON-REPRESENTATIVE SALE
6	756870	0355	1/24/03	\$179,583	NON-REPRESENTATIVE SALE
6	756870	0540	4/9/04	\$191,000	NO MARKET EXPOSURE
6	756870	0555	3/22/04	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	109610	0050	7/14/04	\$625,000	LIMITED REPRESENTATION
7	256990	0030	12/11/03	\$210,000	NON-REPRESENTATIVE SALE
7	399570	0015	2/20/04	\$163,242	BANKRUPTCY - RECEIVER OR TRUSTEE
7	399570	0045	1/27/03	\$162,000	NO MARKET EXPOSURE
7	399570	0045	11/10/04	\$239,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
7	399630	0055	10/13/04	\$150,000	NON-REPRESENTATIVE SALE
7	399630	0198	4/6/04	\$173,000	NON-REPRESENTATIVE SALE
7	399690	0035	5/4/04	\$205,000	NON-REPRESENTATIVE SALE
7	399690	0500	8/19/04	\$92,000	DOR RATIO
7	399750	0030	4/14/04	\$155,000	NON-REPRESENTATIVE SALE
7	402350	1210	3/19/03	\$240,000	QUESTIONABLE DATA
7	402410	0004	2/24/04	\$98,111	RELATED PARTY, FRIEND, OR NEIGHBOR
7	402410	0220	5/20/03	\$239,000	NO MARKET EXPOSURE
7	402410	0350	6/21/03	\$3,500	EASEMENT OR RIGHT-OF-WAY; DOR RATIO
7	402410	0685	6/16/03	\$510,000	NON-REPRESENTATIVE SALE
7	402410	0799	8/14/03	\$98,000	DOR RATIO
7	402410	0880	9/29/03	\$30,000	BUILDER OR DEVELOPER SALES; DOR RATIO
7	402410	0882	11/29/04	\$446,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
7	402410	0887	11/29/04	\$430,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD

**Improved Sales Removed from this Annual Update Analysis**

**Area 3**

**(1 to 3 Unit Residences)**

SUB AREA	MAJOR	MINOR	SALE DATE	SALE PRICE	COMMENTS
7	402410	0935	3/26/03	\$200,000	NON-REPRESENTATIVE SALE
7	402410	1073	2/20/03	\$306,000	RELOCATION - SALE BY SERVICE
7	402410	1073	2/10/03	\$306,000	RELOCATION - SALE TO SERVICE
7	402530	0190	2/4/04	\$274,500	RELOCATION - SALE TO SERVICE
7	514600	0055	9/8/04	\$315,000	RELOCATION - SALE BY SERVICE
7	553830	0185	12/1/03	\$118,000	PREVIOUS IMPROVEMENT VALUE <=10K
7	553830	0185	7/20/04	\$639,000	PREVIOUS IMPROVEMENT VALUE <=10K: DOR RATIO
7	553830	0190	6/6/03	\$264,950	QUESTIONABLE DATA
7	558930	0120	1/8/03	\$220,000	IMPROVEMENT COUNT
7	558930	0460	11/14/04	\$230,000	NO MARKET EXPOSURE
7	558930	0520	12/8/04	\$185,000	NON-REPRESENTATIVE SALE
7	558930	0595	4/21/04	\$207,500	NON-REPRESENTATIVE SALE
7	558930	0615	6/16/03	\$190,000	NON-REPRESENTATIVE SALE
7	558930	0655	11/5/03	\$100	DOR RATIO
7	558930	0715	8/13/03	\$100,000	QUIT CLAIM DEED; DOR RATIO
7	558990	0285	2/9/04	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	558990	0416	3/14/03	\$245,000	NO MARKET EXPOSURE
7	558990	0655	12/8/03	\$210,000	NON-REPRESENTATIVE SALE
7	558990	0767	2/10/03	\$232,000	OBSOLESCENCE
7	666890	0006	6/27/03	\$168,000	NON-PROFIT ORGANIZATION
7	797990	0565	9/26/03	\$295,000	NO MARKET EXPOSURE
7	797990	0565	8/6/04	\$345,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
7	797990	0625	8/12/04	\$226,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
8	097310	0040	8/13/04	\$260,985	RELATED PARTY, FRIEND, OR NEIGHBOR
8	156810	0745	7/16/03	\$260,000	NON-REPRESENTATIVE SALE
8	403010	0124	5/24/04	\$1,785,000	QUESTIONABLE DATA
8	403010	0320	9/7/04	\$1,200,000	QUESTIONABLE DATA
8	674470	0466	5/22/03	\$240,000	OBSOLESCENCE
8	674470	0660	12/8/03	\$475,000	LIMITED REPRESENTATION
8	674470	1330	2/17/04	\$100,000	DOR RATIO
8	766370	0151	9/23/03	\$220,000	DOR RATIO
8	766370	0151	9/23/03	\$180,000	DOR RATIO
8	773850	0440	6/9/04	\$408,000	NO MARKET EXPOSURE
8	773850	0451	8/18/04	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	773850	0630	8/23/04	\$1,340,000	UNFINISHED FLOOR AREA
8	773910	0210	2/21/03	\$286,000	NON-REPRESENTATIVE SALE
8	774010	0120	8/6/03	\$325,000	NON-REPRESENTATIVE SALE
8	774010	0325	9/17/04	\$500,000	1031 TRADE
8	774010	0340	9/22/03	\$300,000	NON-REPRESENTATIVE SALE
8	774050	0050	2/10/03	\$357,500	BANKRUPTCY - RECEIVER OR TRUSTEE
8	774050	0090	6/17/04	\$294,000	NON-REPRESENTATIVE SALE
8	774150	0015	11/5/04	\$158,516	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
8	774550	0095	5/1/04	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	775270	0070	6/18/04	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	797990	0050	5/12/04	\$595,000	QUESTIONABLE DATA

***Improved Sales Removed from this Annual Update Analysis***

**Area 3**

**(1 to 3 Unit Residences)**

SUB AREA	MAJOR	MINOR	SALE DATE	SALE PRICE	COMMENTS
8	797990	0530	10/24/03	\$154,539	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
8	802670	0165	6/24/03	\$235,000	NON-REPRESENTATIVE SALE
8	925790	0030	10/1/03	\$835,000	QUESTIONABLE DATA
8	925790	0030	7/9/04	\$825,000	QUESTIONABLE DATA



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE:      January 31, 2005

TO:      Residential Appraisers

FROM:      Scott Noble, Assessor

SUBJECT:      2005 Revaluation for 2006 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr